

Woodcroft, Burton Green Farm, 122 Salisbury Road,
Burton, Christchurch, BH23 7JN

Guide Price **£650,000**



Bedrooms



Living



Bathrooms



Parking



EST
1992

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A Chain Free Barn Conversion in Burton, Christchurch

THIS CHARACTERFUL FOUR BEDROOM BARN CONVERSION WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY BENEFITS FROM OFF ROAD PARKING AND A GENEROUS GARDEN WITH COUNTRYSIDE VIEWS.

Woodcroft is an opportunity to purchase an impressive converted barn that forms part of the exclusive Burton Green Farm development. The property is just a short level walk from the Village Green, local shops and parish church. Christchurch Town Centre is under two miles away with its historic 11th Century Priory, Town Quay and excellent range of coffee shops, bars and restaurants.

The front door leads into the entrance hall which has two useful storage cupboards. The lounge/diner is a key feature of this home with vaulted ceilings and a large brick fireplace with log burner. The kitchen benefits from a range of base and eye level units with some appliances. There are two bedrooms on the ground floor. The main bedroom features a range of built in wardrobes and an ensuite with wc, basin and bath. There is also a separate shower room with wc, basin and shower unit.

Stairs from the entrance hall lead to the first floor landing where there is a cloakroom with wc and basin. There are two further bedrooms on the first floor.

The property benefits from a front and rear garden. The rear garden is designed with ease of maintenance in mind. It also features a summerhouse and countryside views.

Burton Green Farm is an attractive courtyard development. Woodcroft benefits from both allocated and undercover parking.

TENURE: FREEHOLD
COUNCIL TAX BAND: F



KEY POINTS

- FOUR BEDROOMS
- BARN CONVERSION
- EDGE OF POPULAR VILLAGE
- CHAIN FREE
- OFF ROAD PARKING
- COUNTRYSIDE VIEWS



Approximate total area⁽¹⁾
1503 ft²
139.5 m²

Reduced headroom
143 ft²
13.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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