

168 Stony Lane, Burton, Christchurch,
Dorset, BH23 7LD

Asking Price **£595,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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A Grade II Listed 3 Bedroom Cottage + 1 Bedroom Annex

THIS BEAUTIFULLY PRESENTED GRADE II LISTED THATCHED COTTAGE HAS THE ADDED BENEFIT OF A DETACHED 1-BEDROOM ANNEX, AND IS SITUATED IN THE DESIRABLE VILLAGE OF BURTON.

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This charming and deceptively spacious home boasts a wealth of period features while offering the practicality of modernised interiors—perfect for families, downsizers, or buyers seeking flexible living arrangements. The property also benefits from being newly thatched in 2024.

Nestled on the edge of the historic town of Christchurch, Burton offers the perfect blend of village charm and modern convenience. Surrounded by beautiful countryside and just a short drive from the stunning Dorset coast.

The main cottage's accommodation comprises a generous living room with a feature fireplace as well as a log burner.

A characterful kitchen running down the side of the property with a range of eye and base level units as well as space for appliances. The Kitchen opens up into the dining area with a vaulted ceiling and a beautiful aspect over looking the garden.

A double bedroom and a spacious family bathroom featuring a free-standing roll-top bath, Wc and wash basin complete the ground floor accommodation.

Upstairs there are two further double bedrooms and a storage room. The main bedroom benefits from an ensuite shower room.

The detached Annex provides excellent space for extended family, guests, or holiday lets. It includes its own courtyard garden, open-plan living room, double bedroom, fitted kitchen, shower, separate WC and a private entrance.

The gardens are a particular feature of the property with an area of patio to the immediate rear of the cottage with the rest mainly laid to lawn. attractive shrubs, raised borders, vegetable plot and a greenhouse.

To the front of the property there are further well-appointed gardens as well as a generous parking area.

Burton enjoys a community spirit with a local shop, primary school, and traditional pub, while being just minutes from Christchurch's vibrant town centre—home to boutique shops, cafes, and excellent transport links. The New Forest National Park is also nearby, offering endless opportunities for outdoor adventures.

With its peaceful setting and easy access to both nature and amenities, Burton is a sought-after location for those looking to enjoy a relaxed yet connected lifestyle.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



KEY POINTS

- GRADE II LISTED COTTAGE
- SPACIOUS & FLEXIBLE ACCOMMODATION
- DETACHED ANNEX
- STUNNING GARDENS
- CHARACTERFUL FEATURES
- OFF ROAD PARKING



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1349 ft²
125.4 m²

Reduced headroom
82 ft²
7.6 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

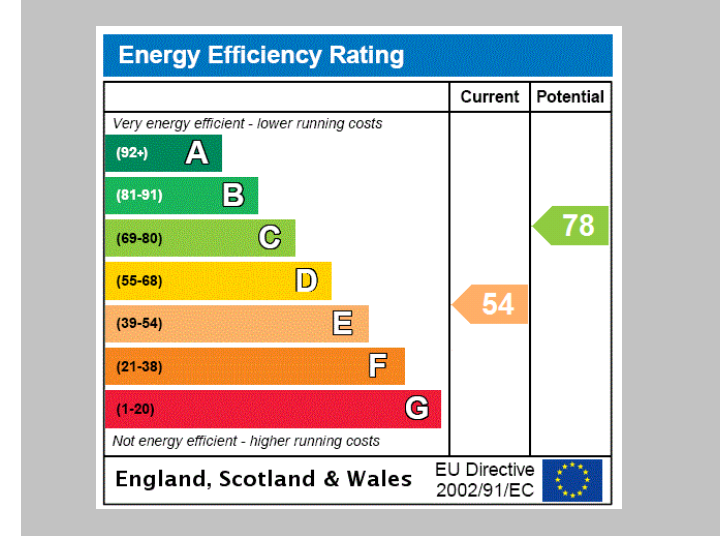
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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