

81 Footners Lane, Burton, Christchurch,
Dorset, BH23 7NR

Asking Price **£550,000**



4

Bedrooms



2

Living



Bathroom and WC



*

Parking



EST
1992

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THREE/FOUR BEDROOM DETACHED HOUSE...SUBSTANTIAL GARDEN

THIS THREE/FOUR BEDROOM DETACHED HOME IS SITUATED IN THE POPULAR VILLAGE OF BURTON. THE PROPERTY BENEFITS FROM A FLEXIBLE LAYOUT AND A SUBSTANTIAL REAR GARDEN.

Situated in the popular village of Burton, just north of Christchurch, the property enjoys a pleasant residential setting with a strong community feel. Burton offers a range of everyday amenities including local shops and a well-regarded primary school, all within easy reach.

Christchurch town centre is approximately 1.5 miles away, providing a wider range of shopping, dining and leisure facilities, along with a mainline railway station offering connections to Bournemouth, Southampton and London.

This well-proportioned and versatile family home offers spacious accommodation arranged over two floors, ideal for modern living.

On the ground floor, a welcoming entrance hall leads through to a generous living room, providing a bright and comfortable space with direct access to a delightful conservatory, perfect for relaxing or entertaining while overlooking the garden. The separate dining room offers an excellent setting for formal meals and gatherings, while the well-appointed kitchen is conveniently positioned nearby and complemented by a practical utility room with additional storage and external access.

A ground floor WC adds further convenience, and a versatile bedroom/office provides flexibility for home working or guest accommodation. This space could be adapted to include a ground floor shower-room.

Upstairs, the property features three well-sized bedrooms, including a spacious principal bedroom and two further rooms ideal for family or guests. These are served by a family bathroom.

Outside a gravel driveway provides plenty of off-road parking, There is potential for a Carport/Garage (STPP). The rear of the property enjoys a favourable south-facing aspect, there is an area of patio ideal for entertaining or dining. The rest of the space offers plenty of options to suit modern living, whether to create office/working spaces or a gardener's paradise.

Burton itself is known for its quiet, semi-rural feel, with surrounding green spaces and countryside, while still providing convenient access to larger centres such as Bournemouth and Poole. The location also benefits from close proximity to the stunning Dorset coastline, including Mudeford Quay and Avon Beach, as well as the nearby New Forest National Park, offering an abundance of outdoor activities and scenic countryside walks.

TENURE: FREEHOLD
COUNCIL TAX BAND: F



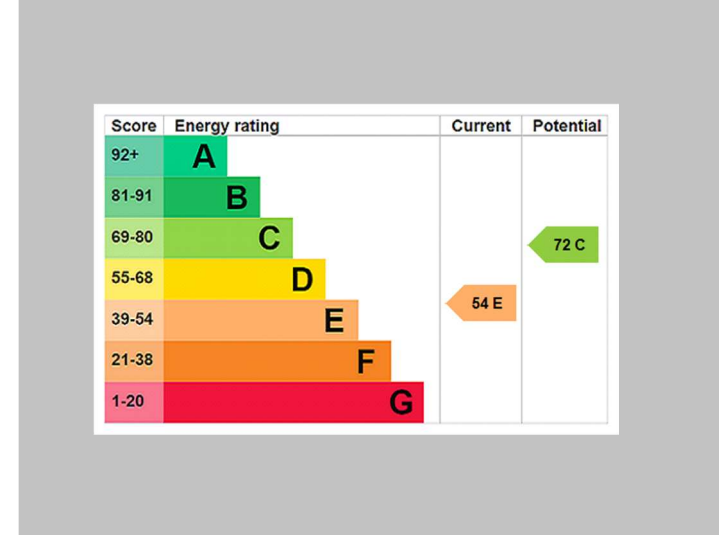
KEY POINTS

- NO CHAIN
- SOUGHT AFTER ROAD
- SUBSTANTIAL GARDEN
- FLEXIBLE LAYOUT
- POTENTIAL TO EXTEND STPP
- DETACHED HOUSE



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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