

130 Stanpit, Christchurch, Dorset, BH23 3NE

Guide Price: £3,500,000



# The epitome of waterside living on the South Coast...

The epitome of waterside living on the south coast. This property comprises a two-bedroom cottage on the front and a three-bedroom home on the rear. A rare opportunity to own just one of a handful that have direct water access onto the bay and with views Hengistbury head and Stanpit nature reserve.

Nestled in one of Stanpit's most sought-after positions, this exceptional property presents a truly unique opportunity to own one of the few homes offering direct water access together with stunning views towards Mudeford Quay, Stanpit Nature Reserve and Hengistbury Head.

The property comprises two separate dwellings - a charming two-bedroom front cottage and a beautifully finished three-bedroom home to the rear, designed with striking Art Deco styling and a contemporary "upside-down" layout that makes the most of the breathtaking coastal outlook.

The rear property has been thoughtfully arranged to capture the surrounding views, with the kitchen/dining area and main living room positioned on the first floor, each enjoying expansive vistas across the bay from their prospective balconies. A further bedroom completes the upper level.

Downstairs, there are two further bedrooms, both with en-suite shower rooms, another living room featuring bi-fold doors opening onto the garden, a utility room and ground floor WC. Every space combines functionality with the clean lines and understated elegance of its Art Deco inspiration.

The Cottage

Fronting the lane, the two-bedroom cottage provides a wealth of flexibility - perfect for guests, multi-generational living, or as an income-producing holiday let.

## The Gardens & Setting

The southerly facing garden is undoubtedly one of the property's greatest assets — a tranquil, sun-drenched retreat leading directly to the water's edge. A summer house at the rear of the garden provides the perfect vantage point for watching the boats drift by and the ever-changing light over the harbour.

To the front, the property is approached via a private drive with ample parking, a car port, double gates, and even a vehicle turntable, ensuring both practicality and convenience.

## A Truly Rare Find

Properties offering direct access to the bay in this exclusive location are exceedingly scarce. This is a rare chance to secure a versatile waterside home combining two dwellings, exceptional outlooks, and timeless design — all within moments of Mudeford Quay and Christchurch Harbour's most picturesque surroundings.

Christchurch Town Centre is close by, with its historic 11th Century Priory, various shops, bars, and restaurants. Christchurch and Hinton Admiral railway stations provide a mainline commute to London and Bournemouth Airport is approximately six miles distant.

Information (3 bed to the rear & 2 bed at the front)

Tenure: Freehold & Freehold

EPC Rating: D & C

## KEY POINTS

- Rare waterside access
- 2-bedroom cottage and 3-bedroom home
- Southerly facing garden
- Far reaching views
- Art deco styling
- Two balconies







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>  
3463 ft<sup>2</sup>  
321.6 m<sup>2</sup>

Balconies and terraces  
206 ft<sup>2</sup>  
19.1 m<sup>2</sup>

Reduced headroom  
55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(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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