

6 Burton Hall Place, Burton, Christchurch,
Dorset, BH23 7PE

Asking Price **£395,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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Beautifully Presented Three Bedroom House

SITUATED WITHIN A SOUGHT-AFTER DEVELOPMENT IN THE POPULAR VILLAGE OF BURTON, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM HOUSE ENJOYS A DELIGHTFUL GARDEN BACKING ONTO THE CLOCK TOWER STREAM AND IS IDEALLY POSITIONED FOR EASY ACCESS TO CHRISTCHURCH, THE NEW FOREST AND STUNNING COASTLINES.

Burton is a highly desirable village situated on the northern edge of Christchurch, offering the perfect balance of village charm and convenient access to a wide range of amenities. The area is particularly popular with families and professionals thanks to its excellent schooling, attractive surroundings and strong community atmosphere.

The ground floor comprises a welcoming entrance hall with cloakroom/WC. Situated to the front of the property, the kitchen enjoys a pleasant outlook over the courtyard whilst further benefitting from a range of eye and base level units and integrated appliances. The spacious living room measuring over 16ft in length, providing an excellent space for both relaxing and entertaining with a log burner as the main focal point. Double doors lead through to a bright conservatory, creating an additional reception area with direct access to the garden and a pleasant outlook over the rear.

Upstairs, the property offers three bedrooms, including a generous principal bedroom measuring over 16ft in length. A further double bedroom and a single bedroom provide flexible accommodation for families, guests or those working from home. The first floor is served by a well-appointed shower room.

Outside the property is situated in a delightful courtyard setting which is well maintained. There is an area of parking and a single garage.

The rear garden features a decked area to the immediate rear of the property, ideal for outdoor entertaining or dining. The rest of the garden is predominantly laid with artificial grass and shrub borders for ease of maintenance. A stand out feature of the property is the backdrop where a terrace allows you to sit back and enjoy the outlook over the Clock Tower Stream.

Christchurch town centre is approximately two miles away and offers an extensive selection of shops, cafés, restaurants and leisure facilities, together with the historic Christchurch Priory and picturesque Quay. The nearby market towns of Ringwood and Lymington, as well as Bournemouth town centre, are all easily accessible by road.

The village itself benefits from local amenities including a convenience store, village hall, public house and well-regarded primary school, while a wider range of educational facilities can be found in nearby Christchurch and Highcliffe.

Commuters are well served by excellent transport links, with the A35 providing convenient access to Bournemouth, Southampton and the wider motorway network. Christchurch railway station offers direct services to Bournemouth, Southampton and London Waterloo.

COUNCIL TAX BAND: D
TENURE: FREEHOLD

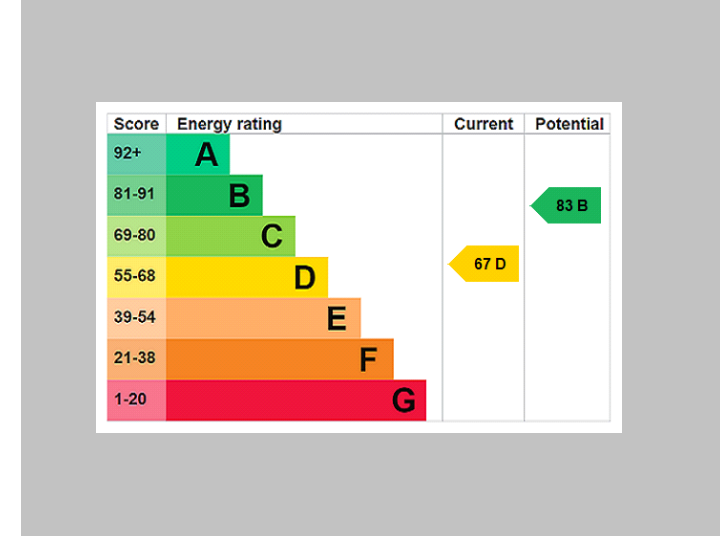


KEY POINTS

- VIEWS OVER CLOCK TOWER STREAM
- GENEROUS ACCOMODATION
- BEAUTIFULLY APPOINTED GARDEN
- REFURBISHED THROUGHOUT
- ATTRACTIVE COURTYARD DEV.
- GARAGE

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