

1 Argyle Road, Mudeford, Christchurch, BH23 3NW

4 | 1 | 1

Offers in excess of £800,000 *Freehold*

A beautifully presented character home dating back to c.1896 occupying an enviable position just a stone's throw from Christchurch Harbour and the slipway, offering approximately 1,760 sq ft of stylish and versatile accommodation.

KEY FEATURES

- Beautifully appointed character house
- Approx. 1760 sqft of accommodation
- Excellent position within sight & sound of Christchurch Harbour with public slipway at the end of the road
- Four good size bedrooms (one ground floor with ensuite)
- Open plan kitchen/dining/living space with feature fireplace, roof lantern and doors to the garden
- Landscaped rear garden with patio area, garden room/office and store
- Off road parking area at the front and smaller area at the rear





Mudeford

01425 274444 | mudeford@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

This exceptional property seamlessly blends its original period charm with contemporary finishes, creating a home of warmth, character, and modern convenience. The spacious ground floor centres around an impressive open-plan living space, ideal for both everyday family life and entertaining, complemented by a separate formal reception room providing a more intimate retreat.

Upstairs, there are three generously proportioned bedrooms with a further on the ground floor (with en suite), offering flexible accommodation for multi-generational families or those requiring space to work from home.

Outside, the beautifully secluded rear garden provides a peaceful haven with a high degree of privacy and features a detached garden room/ office space, perfect for remote working, creative pursuits, or additional recreational space. The property also benefits from valuable off-road parking.

Situated in one of the area's most sought-after locations, nestled on the shores of Christchurch Harbour, the house enjoys immediate access to the harbour, slipway, and scenic waterside walks. The vibrant local community, with its excellent cafés, restaurants, pubs, and everyday amenities, is all within a short stroll, making this a truly outstanding opportunity to enjoy an exceptional coastal lifestyle.







LOCATION

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible within half an hour walk, and Mudeford Quay less than a twenty minute walk away. The pretty Village Cricket Green can be found at one end of the road with direct harbour access via a public slipway at the other end.

The New Forest National Park is 5 .1 miles away, offering some of the country's most stunning countryside interwoven with ancient woodlands

The nearby historic town of Christchurch is 1.7 miles and has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo.

MATERIAL INFO

Council Tax Band: F

EPC rating: D

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

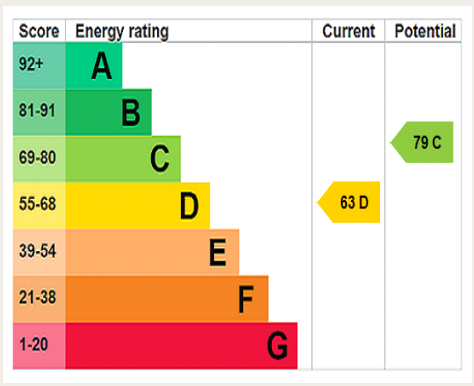
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

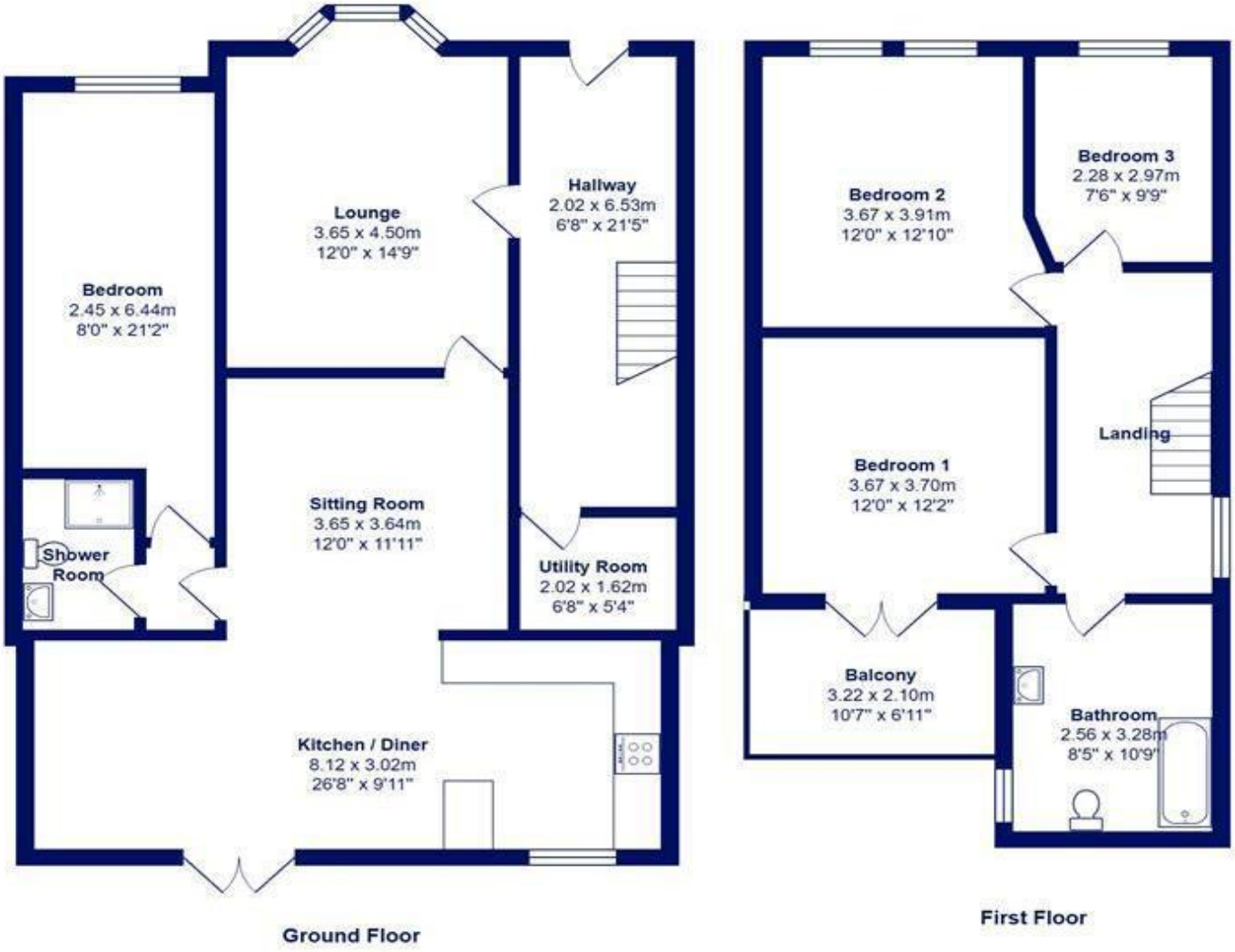
* https://checker.ofcom.org.uk/ used for information regarding service availability

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MUS200013

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Total Area: 163.5 m² ... 1760 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Mudeford

01425 274444 | mudeford@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.