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182 STANPIT, CHRISTCHURCH BH23 3NE **OFFERS OVER £700,000 FREEHOLD**

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Rare and unique opportunity to purchase the former police constables' home in Stanpit. Originally constructed in 1896, this delightful home is being placed on the market for the very first time! NO FORWARD CHAIN!

182 Stanpit, Christchurch BH23 3NE
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Offers over £700,000 **Tenure: Freehold**

Situation:
The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's award winning sandy Avon Beach and Friars Cliff Beach easily accessible.

Mudeford Quay is a short walk away and the pretty Village Cricket Green can be found directly opposite with direct harbour access via a public slipway just around the corner.

Stanpit Marsh nature reserve with its abundant wildlife and walk through to Christchurch town centre is also nearby.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch 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. Bournemouth and Southampton International Airports are also within a short drive.

Description:
Rare and unique opportunity to purchase the former police constables' home in Stanpit. Originally constructed in 1896, this delightful home is being placed on the market for the very first time! The house retains many of the original features including the open fireplace in the living room and sash windows throughout.

Wrought iron gate opens to a footpath leading to the front door which opens to the hallway.

Living room with front aspect bay window, original open fireplace with ornate surround, hearth and mantle.

Dining room with rear aspect window, further feature fireplace with inset gas fire, shelving units, door to kitchen.

The light and airy kitchen enjoys rear and side aspect windows, wooden work surfaces to three sides and a range of base and eye level units and drawers. Integrated washing machine, oven, hob, and extractor fan. Space for fridge/freezer. Side aspect stable door to garden.

Ground floor bedroom/study, side aspect window, storage cupboards either side of the original chimney breast. Ground floor cloakroom is under the stairs low level WC and wash hand basin.

Stairs rise to the first floor landing which has a side aspect window.

Principal bedroom has a front aspect bay window, original feature fireplace, fitted wardrobes and original wood floors.

Bedroom two has a rear aspect window enjoying some views of Stanpit Marsh, original feature fireplace and fitted wardrobes.

Bedroom three has a side aspect window enjoying some views of Stanpit Marsh, storage cupboard and original feature fireplace.

Family bathroom has a front aspect window, original cast iron roll top bath, low level WC and wash hand basin.

Loft with velux window, stunning views of Stanpit Marsh with scope to create a much larger space subject to planning permission.

Externally, the property enjoys a sunny south facing rear garden which has been well stocked with a range of plants, shrubs and trees. At the front of the property is off road parking space with timber gates at the side leading through to the garden. The front garden has also been well stocked with a range of plants, shrubs and trees enclosed to the front by a low level brick wall.

Summary:

- Original features offering a wealth of charm & character
- First time to the market since it was built
- Former police constables' home
- Three first floor bedrooms
- First floor family bathroom
- Ground floor bedroom/study
- Ground floor cloakroom
- Living room with bay window & original fireplace
- Separate dining room
- Kitchen with stable door to garden
- Off road parking
- Established rear garden
- Short walk to the picturesque Mudeford quay & award winning beaches
- Mudeford Cricket Green is directly opposite and access to the harbour just round the corner via public slipway
- Stunning views of Stanpit Marsh & Christchurch Harbour from loft with velux window
- Scope to further extend and improve subject to relevant planning permission


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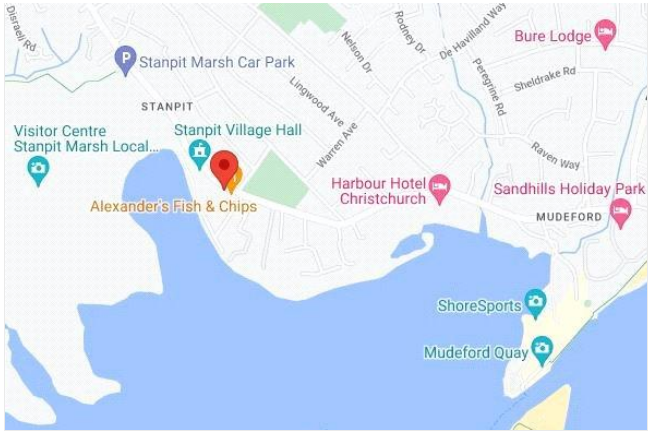

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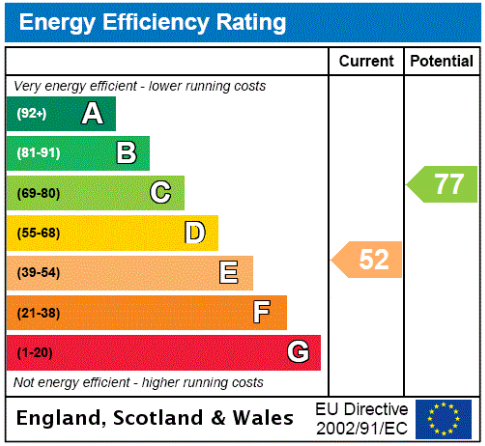

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Total Area: 98.5 m² ... 1060 ft²

All measurements are approximate and for display purposes only





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