



Broadwood, 5 Preston Lane, Burton, BH23 7JU



A beautifully refurbished 3 bedroom, 3 bathroom detached home set on a generous plot along a quiet semi-rural lane in a sought after village location.

- Impressive kitchen/dining room
- Luxury kitchen
- Separate sitting room and snug
- Utility
- Large landing
- 3 double bedrooms, 3 bath/shower rooms
- Plot of approx. 0.21 acres
- South facing garden
- Large garden lodge
- Scope and potential to extend

ASKING PRICE:

£825,000 (Freehold)

EPC RATING:

Band - tbc







This detached character 1930's home has been extensively improved in recent years. The sympathetic renovations have created a stylish yet functional home offering the delightful blend of a traditional home with a contemporary finish.

It is set on a large level, southerly facing plot of approximately 0.21 acres. Whilst lying close to open countryside, local village amenities are also within easy reach. The village of Burton lies adjacent to the Avon Valley and is only 2 miles away from Christchurch and just over 2.5 miles to Mudeford and the beach.

The accommodation briefly comprises;

A reception hall with stairs rising to the first floor. The sitting room has a bay window to the front aspect and a fireplace with a wood burner.

The spacious kitchen/dining room is particular feature of the property with a striking island with a granite counter tops. The modern kitchen offers a range of base, eye level and full height units. Fitted appliances include an electric range oven with an induction hob, a full size fridge and freezer, plus dishwasher. The kitchen flows into the adjacent snug area. There is a utility room and ground floor cloakroom with wc.

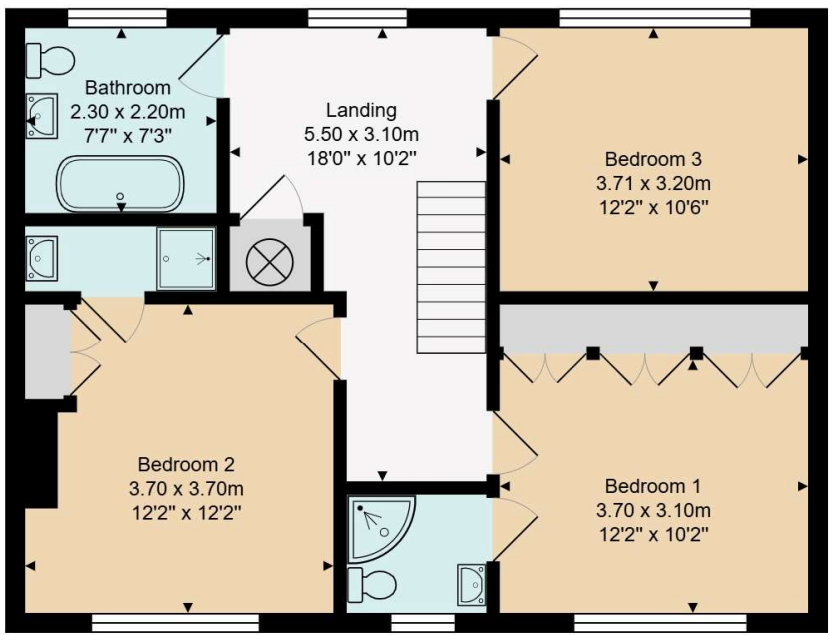
Upstairs the large landing is currently used as an office area. There are three double bedrooms. Bedrooms 1 and 2 have ensuite shower rooms and there is a further main family bathroom.

Outside the house is set back from the road with ample parking for numerous vehicles and access to the carport. The front garden is laid to lawn.

The rear garden is a further feature of the house with patio terrace along the rear of the house. There is a large lawn with planted borders, separate vegetable garden and a further patio terrace. There is a shed and summer house with power, light and internet connection.

Council tax band - F





All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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