10 Burton Hall Place
Burton, BH23 7PE

Asking Price £329,950 Freehold

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From Mitchells proceed West along the main Lymington Road towards Christchurch proceed straight over the first roundabout then straight over the next roundabout onto the dual carriage way (A35) signposted to Christchurch, at the next roundabout take the 4th exit signposted to Burton into Stony Lane, continuing for a little way, turning right into Martin Hill’s Lane right to the end upon meeting the Salisbury Road turn left heading into the village of Burton, through the village centre and after approximately ¼ mile the turning into Burton Hall Place will be seen on the left hand side.

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A tucked away in this courtyard setting with a wonderful garden leading down to the ornamental stream is this spacious linked house of approximately 1250sqft. Beautifully appointed throughout with stylish fixtures and fittings and generous living space with three generous first floor bedrooms enjoying a pretty outlook over the gardens to the front and rear.

The house is within walking distance of the local schools, shops and doctor's surgery and approximately two mile distant from the historic centre of Christchurch. Strongly recommended.

**PROPERTY FEATURES**

- Smart staggered town house of approx. 1250sqft
- Superb order with refitted kitchen and bathroom
- Three bedrooms (potential to split one into two, thus creating four)
- Sitting room & separate dining room
- Refitted kitchen leading onto a large conservatory extension
- Gas fired central heating and upvc double glazed windows with tasteful décor throughout
- Delightful landscaped gardens with a sunny aspect leading to the ornamental stream at the bottom
- Attractive courtyard setting with parking and garaging nearby
- Walking distance of the local shops, schools, pubs and village green
- Easy access to the neighbouring shopping centres of Christchurch, Ringwood and New Milton and a short drive to Mudeford quay and the beaches at Friars Cliff
- Energy Performance Rating ‘D’
- Council Tax ‘D’ £1655.23