

Slades



**39 Martins Hill Lane, Burton, Christchurch,
Dorset, BH23 7NL
PRICE: £665,000**

ORIGINALLY DATING FROM THE EARLY 1900's, THIS CHARMING DETACHED COACH HOUSE HAS BEEN EXTENDED & MODERNISED BY THE CURRENT OWNERS AND IS SITUATED IN THE POPULAR VILLAGE OF BURTON

A rare opportunity to purchase an extended detached coach house, originally believed to have been built in the early 1900's. Over the years the property has been extended and modernised including a new roof (2008). Other benefits include: attractive oak flooring, gas central heating, double glazing, a superb sitting/dining room, refitted kitchen, off road parking for several cars, boat/caravan etc, detached garage and an attractive rear garden with a depth of approximately 98' (29.87m).

The village of Burton is situated approximately 1.5 miles from Christchurch Town Centre with its 11th Century Priory, Town Quay and pedestrianised shopping centre. There are 2 shops in the village plus a post office, a school, doctors' surgery, with pharmacy, and churches, along with bus connections to both Christchurch and Ringwood.

An internal viewing is strongly recommended to appreciate the full scope and quality of accommodation available.

Twin frosted glazed entrance door leads to the entrance porch with tiled floor and a half glazed inner door to the reception hall with under stairs storage cupboard.

The cloakroom comprises enclosed w.c., pedestal wash hand basin with tiled splashback and ceramic tiled floor.

The living room has a feature coal effect gas fire with timber surround. Eye-level shelving. Double glazed windows to front and left-hand side.

Bedroom Four/Study has a double glazed window to the front and an eye-level window to the left-hand side. Range of built-in storage cupboards with shelving.

The bathroom has a suite comprising Victorian style bath, pedestal wash hand basin and tiled double shower cubicle. Part tiled walls. Ceramic tiled floor.

The kitchen comprises a range of refitted base and eye-level units with worktop space over and tiled splashback. Feature ceiling beams. Double glazed windows to rear and right-hand side. Stainless steel one and a half bowl sink with single drainer and mixer tap. Space for range style cooker with extractor cooker hood over. Integrated full height fridge and dishwasher. Ceramic tiled floor.

The sitting room/dining room has a feature log burner. Ceramic tiled floor. Double glazed windows to rear and French door to right-hand side. Glazed skylight.

The utility room has fitted base and eye-level units with worktop space over and half tiled walls. Quarry tiled floor. Stainless steel sink with single drainer and mixer tap. 2 frosted glazed windows to right-hand side. Space and plumbing for washing machine and tumble dryer. Further space for fridge/freezer. Feature ceiling beams.

From the reception hall, stairs lead to the first floor landing. 'Velux' window to right-hand side. 2 side hatches to roof void. Cupboard housing 'Worcester' gas boiler.

The master bedroom has a feature ceiling beam and painted wooden floor. Double glazed windows to rear and right-hand side plus 'Velux' window.

En-suite shower room with fitted suite comprising fully tiled shower cubicle, vanity basin and close coupled w.c. Ceramic tiled floor. Frosted double glazed window to left-hand side.

Bedroom Two has feature ceiling beam, sloping ceiling and painted wooden floor. Double glazed windows to front and left-hand side. Built-in wardrobe.

Inner landing with stripped timber floor and base level storage cupboard.

The cloakroom has a stripped timber floor and comprises vanity basin, close coupled w.c. and frosted glazed window.

Bedroom Three has a varnished wooden floor and double glazed windows to left-hand side and rear. Sloping ceiling. 2 base level storage cupboards.

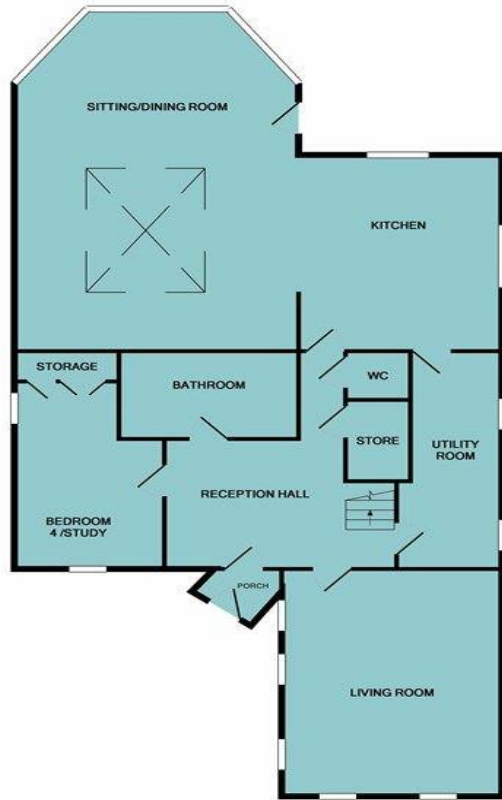
The front garden has been laid with loose gravel with shrub and flower borders and log store and provides OFF ROAD PARKING FOR SEVERAL CARS, BOAT/CARAVAN etc.

Detached DOUBLE LENGTH GARAGE with up and over door plus connecting doors to both front & rear.

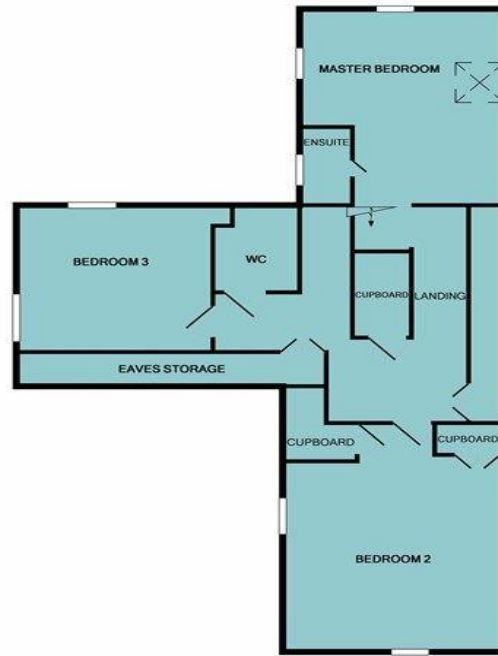
The attractive rear garden enjoys a depth of approximately 98' (29.87m) deep x approx 42' (12.8m) wide and comprises a paved patio with raised shrub and flower borders plus circular fish pond. The garden is predominantly laid to lawn with 2 pergolas, a SUMMER HOUSE, GREEN HOUSE, STUDIO ROOM/OFFICE and GARDEN SHED.

A summary of the accommodation with approximate room sizes:

RECEPTION HALL, INNER HALL, CLOAKROOM, LIVING RM: 18'4" x 15'9" (5.59m x 4.8m), BEDROOM FOUR/STUDY: 13'8" (4.17m) plus 1'9" (0.53m) cupboard recess x 9'5" (2.87m), BATHROOM, KITCHEN: 16'4" x 12'7" (4.98m x 3.84m), SITTING RM/DINING RM: 22'7" x 13'8" (6.88m x 4.17m), UTILITY RM: 14'9" x 6'7" (4.5m x 2.01m), MASTER BEDROOM: 15'9" x 12'2" (4.8m x 3.71m), EN-SUITE SHOWER RM, BEDROOM TWO: 18'4" x 14'5" (5.59m x 4.39m), CLOAKROOM, BEDROOM THREE: 13'9" x 10'8" (4.19m x 3.25m). DETACHED DOUBLE LENGTH GARAGE: 26'9" x 13'6" (8.15m x 4.11m)". COUNCIL TAX BAND: F



GROUND FLOOR
APPROX. FLOOR
AREA: 150.9 SQ.M.
(1625 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA: 96.6 SQ.M.
(1049 SQ.FT.)

TOTAL APPROX. FLOOR AREA 247.5 SQ.M. (2664 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	