

The Coach House

Stanpit, Christchurch, BH23 3LX

SPENCERS







Occupying a wonderfully tucked-away position opposite Stanpit Nature Reserve, this individual detached home enjoys a particularly attractive setting, with easy access to Mudeford Quay, Christchurch and the wider coastline. The accommodation is arranged predominantly across the ground floor and offers a flexible layout with two bedrooms, a family bathroom and a comfortable snug sitting room. There is also a third bedroom/study on the first floor.

The Property

The property opens into a welcoming snug, a comfortable and characterful reception room which provides a cosy sitting area at the heart of the home and connects easily with the rest of the ground-floor accommodation.

Extending across the rear of the property, the sun room/lounge is a particularly appealing part of the house. Enjoying plenty of natural light, it has glazed doors opening directly onto the garden, creating an easy connection between the main living space and outside.

The kitchen has a traditional country feel and is well positioned alongside the principal living areas, with direct access to the outside making it particularly convenient for summer dining and entertaining in the garden.

There are two bedrooms on the ground floor, both offering comfortable and flexible accommodation, together with a family bathroom serving the bedrooms and main living areas.

£535,000

3 2 1



Running across the rear of the property is a superb garden room, creating a light-filled living and dining space with wide glazed doors framing the garden and providing an easy connection between the house and outside.

The Property Continued…

A staircase rises to a versatile first-floor room which provides useful additional space and could be used as an occasional third bedroom, home office, library or storage room depending on individual requirements.







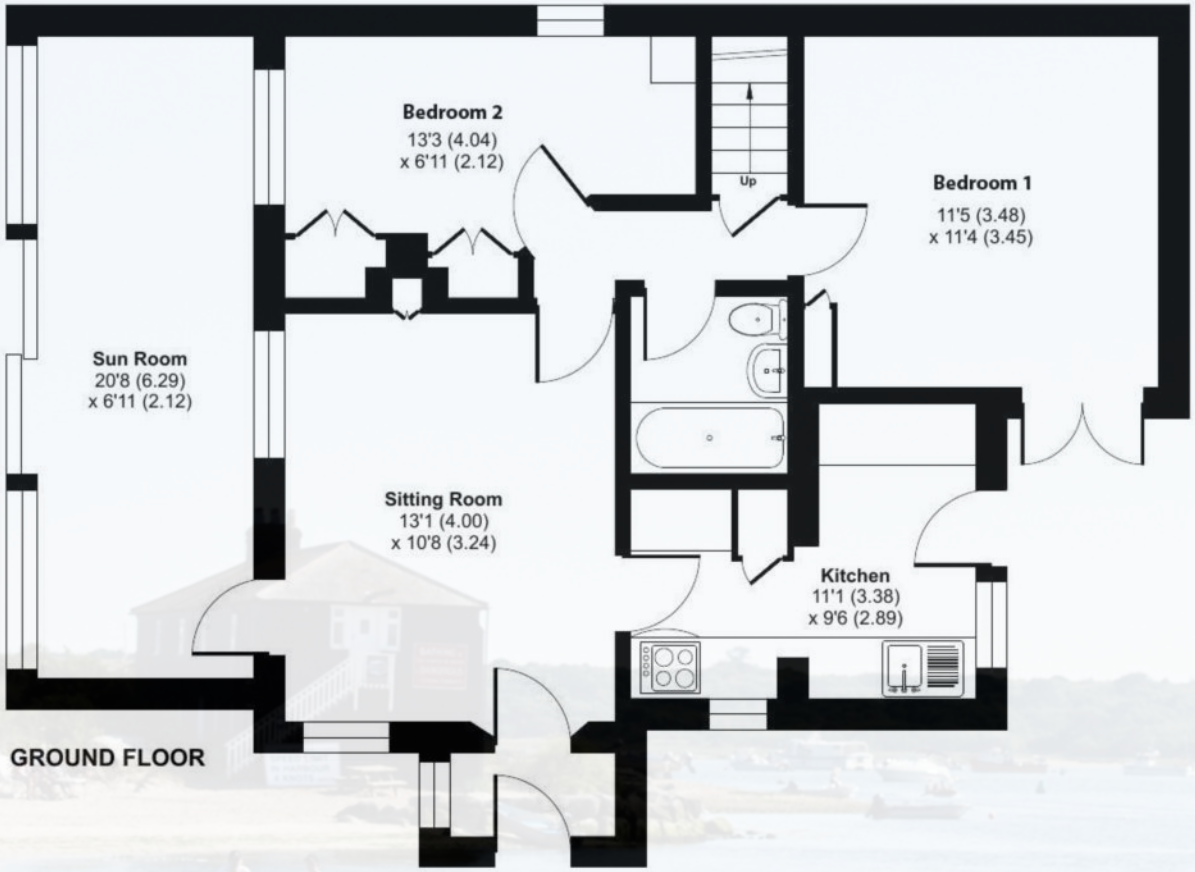


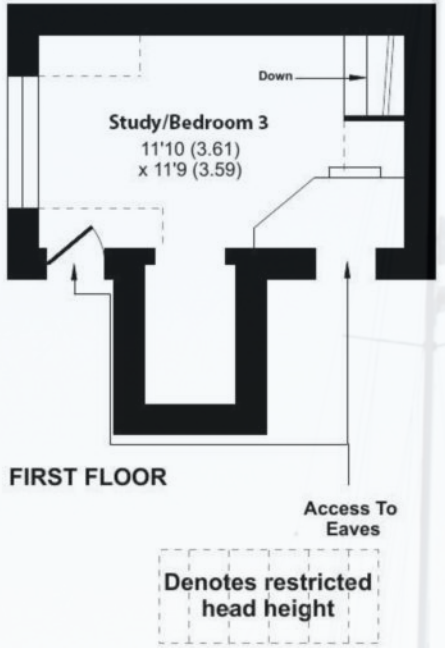




FLOOR PLAN

Approximate Area = 813 sq ft / 75.5 sq m
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Total = 826 sq ft / 76.7 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1528956





Grounds & Gardens

To the rear, the garden is arranged with a mix of mature planting, established borders and seating areas, with a terrace adjoining the house providing a pleasant space for outdoor dining and entertaining. The south-westerly aspect ensures the garden is well placed to enjoy the afternoon and evening sun.

A private driveway provides off-road parking for up to three vehicles, with space suitable for a boat or caravan. The property occupies an appealing position opposite Stanpit Nature Reserve, with convenient access to Mudeford Quay, Christchurch and the surrounding coastline.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: D Current: 62 Potential: 79

Services: Mains electric, water and drainage
Heating: Electric heating - Smart storage heaters

Flood Risk: Very low
Parking: Private driveway

Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: Signal strength can vary throughout the property. Please check with your provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements 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 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 fitments, 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.







The Local Area

Mudeford enjoys a spectacular location with Christchurch Harbour on one side and Christchurch Bay on the other. Mudeford was originally a fishing village; today picturesque Mudeford Quay, at the mouth of Christchurch Harbour, continues this legacy.

The Quay is a focal point for the area and is popular with families going crabbing as well as water sports enthusiasts. There are stunning views to Mudeford Sandbank and across Christchurch Bay to the Isle of Wight, while a promenade heads east to sandy Gundimore and Avon Beaches. A ferry service from the Quay takes pedestrians across the harbour mouth to Mudeford Sandbank. This sandy peninsula is a glorious destination with its continental vibe and colony of colourful beach huts - the most expensive ones in the UK!

Mudeford has also developed impressive foodie credentials with the likes of smart waterside restaurants The Jetty and Upper Deck at Christchurch Harbour Hotel, while there is an annual seafood festival on Mudeford Quay. For families school provision is good with Mudeford Junior judged 'outstanding' by Ofsted, while property choice includes old fishermen's cottages, high-specification contemporary builds, marina developments and waterfront apartments. Comprehensive facilities are available at Christchurch, two miles west.

Points of Interest

Christchurch Harbour Hotel & Spa/The Jetty	0.6 miles
Mudeford Junior School	0.4 miles
Avon Beach	1.7 miles
Mudeford Quay	1.1 miles
Noisy Lobster Restaurant	1.2 miles
Christchurch Town Quay	1.4 miles
The Beach Hut Café	2.0 miles
Christchurch Train Station	1.8 miles
Highcliffe Secondary School	2.8 miles
Bournemouth Airport	5.1 miles
Bournemouth Town Centre	7.9 miles
London	102 miles



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