

7 Moorcroft Avenue

Burton, Christchurch, BH23 7HU

SPENCERS


BEACH











A well-appointed extended semi-detached house situated in a highly desirable and quiet residential location in the village of Burton, within walking distance of local amenities.

The Property

An entrance porch with casement doors opens into the reception hallway, which benefits from understairs storage.

Located at the end of the hallway is the open plan kitchen/dining room, featuring vinyl flooring throughout and French doors opening onto the rear garden. The kitchen is fitted with a good range of wooden units with under-pelmet lighting and a tiled splashback, with a peninsula unit neatly dividing the space. Integral appliances include a four-ring gas hob with extractor over.

The living room is of excellent proportion, running from front to rear, with a dual aspect allowing for an abundance of natural light and sliding doors opening into the rear garden.

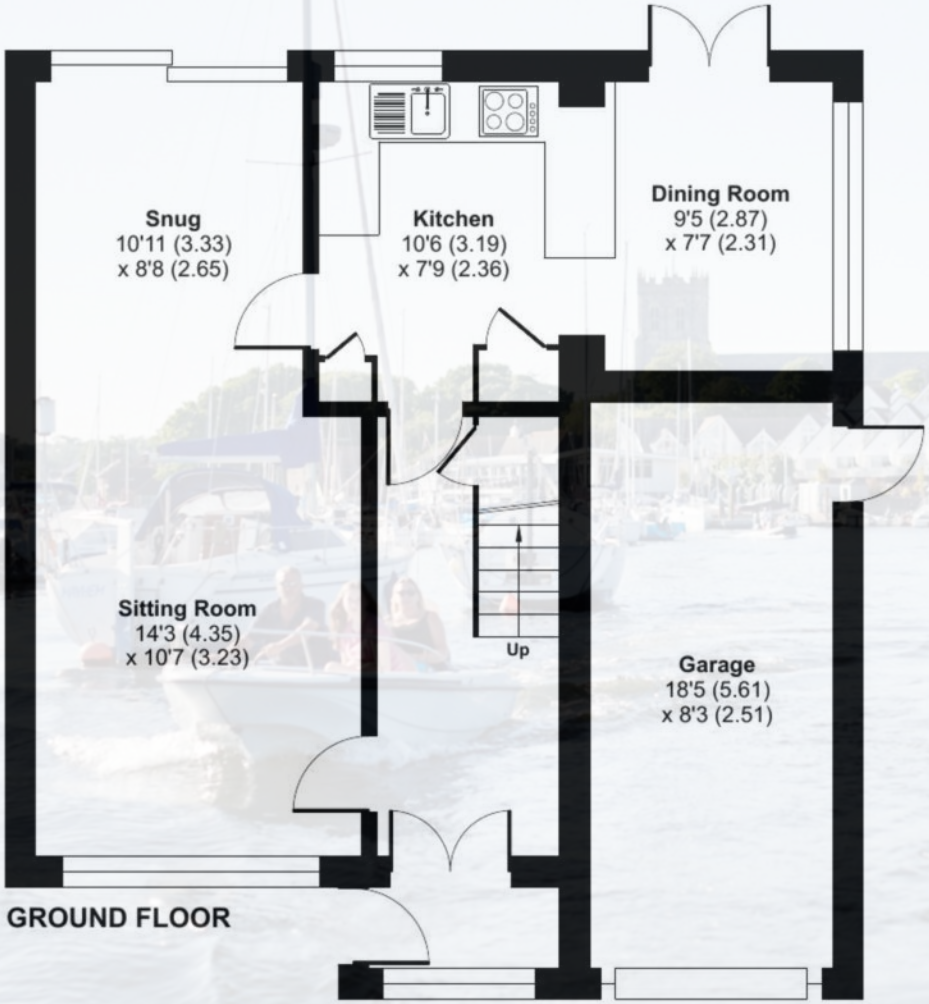
Guide Price

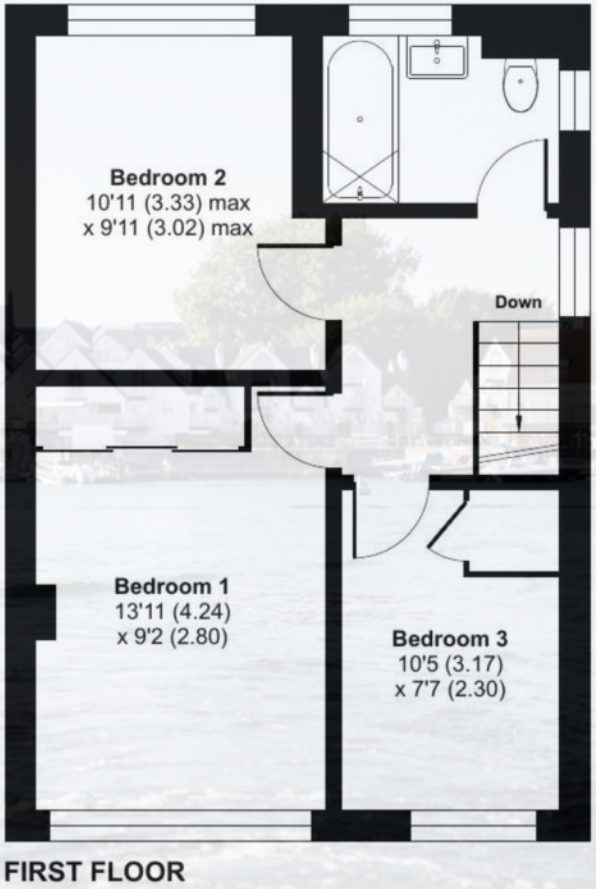
£350,000 - £375,000

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FLOOR PLAN

Approximate Area = 963 sq ft / 89.4 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1109 sq ft / 102.9 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.
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The property offers three bedrooms, an open plan kitchen/dining room, generous off-road parking for several vehicles and a garage.

The Property Continued…

Upstairs, the accommodation comprises three generous bedrooms, two of which are comfortable doubles. The principal bedroom benefits from a good range of fitted wardrobes.

The family bathroom includes a three-piece suite comprising a white panelled bath with shower attachment, concealed WC and wash hand basin, complemented by modern tiled flooring and walls.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Grounds & Gardens

The property is approached via a driveway providing generous off-road parking and leading to the garage. The front garden is laid to shingle with mature shrubbery.

A side gate gives access to the rear garden, which has been designed with low maintenance in mind. It features a large patio adjoining the rear of the property, a shingled area and a lawn to the rear, all enclosed by close-board fencing and mature hedging to create a high degree of privacy.

Additional Information

Tenure: Freehold
Council Tax Band: C
Energy Performance Rating: C Current: 69 Potential: 76

Services: All mains services connected
Heating: Gas central heating

Flood Risk: Very low
Property construction: Standard construction

Broadband: FTTP - Fibre to the property directly
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





The Local Area

This delightful home is situated in the small village of Burton, close to the local school, doctor's surgery, two gastro pubs and shop. It is situated on the edge of the Avon Valley, approximately two miles from the harbour-side town of Christchurch, with easy access to the south coasts stunning beaches at Bournemouth and Poole.

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (from Boots to Waitrose). It has become something of a foodie destination: chock-a block with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay. It is also the venue for a popular food and wine festival that attracts some high-profile chefs.

Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head.

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.



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