

46 Mudeford

Christchurch, BH23 3NL

SPENCERS







Masterfully renovated and thoughtfully extended in recent years, this charming four-bedroom, three-bathroom chalet-style residence seamlessly blends character features with contemporary living in the heart of Mudeford.

The Property

Having undergone extensive renovation and extension within the last five years, the property welcomes you via a wide and inviting entrance hallway. To the left, an impressive open-plan kitchen and dining area features vaulted ceilings, creating a wonderful sense of space and natural light, with double doors opening onto the front garden.

The contemporary kitchen has been finished to an exceptional standard, showcasing sleek neutral-toned cabinetry, marble work surfaces, a full suite of integrated appliances including a full-size fridge/freezer, induction hob, and dishwasher, all centred around a stylish breakfast island. Original hardwood flooring flows throughout this space and continues towards the rear of the property, where casement doors open into a separate formal sitting room. Here, a striking feature fireplace with log burner creates a warm focal point, while dual-aspect windows and double doors provide direct access to the rear garden. The remainder of the ground floor features limestone flooring with underfloor heating. Positioned off the main hallway, a modern utility room offers practical space for additional white goods, including a washing machine and dryer, alongside external access to the garden.

The ground floor further benefits from two exceptionally spacious double bedrooms, both beautifully presented with tiled flooring and double doors opening onto the front and rear gardens respectively, flooding each room with natural light. The rear bedroom is served by a stylish en-suite shower room, while the front bedroom enjoys access to a contemporary Jack & Jill bathroom, equally suited as a family bathroom.

Offers Over £925,000

4/5 *2* *4*

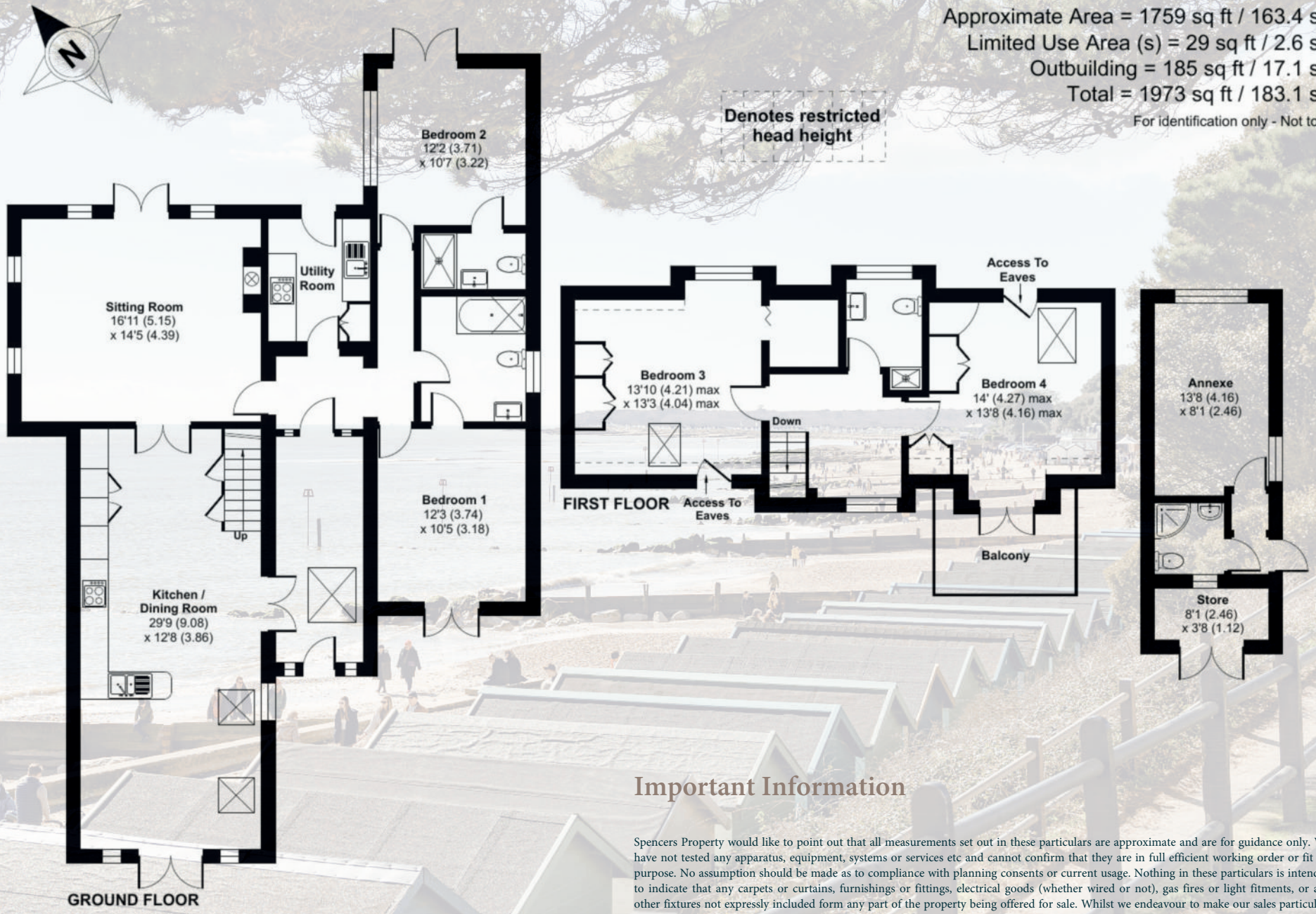








Approximate Area = 1759 sq ft / 163.4 sq m
Limited Use Area (s) = 29 sq ft / 2.6 sq m
Outbuilding = 185 sq ft / 17.1 sq m
Total = 1973 sq ft / 183.1 sq m
For identification only - Not to scale



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: 1453798

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.













Ideally positioned within easy reach of Avon Beach and Christchurch Harbour, the property presents an exceptional opportunity as a family home, luxury holiday retreat, or investment purchase.

The Property Continued…

This section of the home has been cleverly designed with versatility in mind. With independent external access to both bedrooms and the utility room, it lends itself perfectly to guest accommodation, multi-generational living, or an attractive rental opportunity.

A wooden staircase rises from the main reception area to the first floor, where a spacious landing leads to two further generous double bedrooms.

The principal first-floor bedroom benefits from fitted wardrobes, a rear-facing window, and double doors opening onto an extensive balcony overlooking the front garden.

Adjacent is a beautifully appointed family bathroom featuring contemporary tiling, a walk-in shower, vanity basin with navy storage unit, and w/c.

Across the landing, the fourth bedroom mirrors the excellent proportions of the principal room, complete with fitted wardrobes and dual aspects to both the front and rear gardens.











Grounds & Gardens

Occupying a gated plot to both the front and rear, the property enjoys a wonderful sense of privacy and seclusion whilst remaining in one of Mudeford's most sought-after locations.

The landscaped wraparound gardens have been thoughtfully designed for both relaxation and entertaining, featuring generous patio areas and well-maintained lawns. To the rear, a secluded courtyard-style garden offers a peaceful retreat, while double gates provide secure access to a versatile driveway area.

At the rear of the plot sits a detached garage, thoughtfully converted into a self-contained one-bedroom annexe complete with its own shower room and mezzanine storage area, offering excellent flexibility for guests, holiday letting, or home office use.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C Current: 69 Potential: 78

All mains services connected
Gas central heating

Flood Risk: Very low

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 Situation

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	0.2 Miles
Mudeford Cricket Ground	0.2 miles
Mudeford Sailing Club	0.2 miles
Mudeford Junior School	0.6 Miles
Mudeford Quay	0.7 Miles
Avon Beach	0.7 Miles
Noisy Lobster Restaurant	0.7 Miles
Stanpit Marsh Nature Reserve	0.9 Miles
Christchurch Town Centre	1.7 Miles
Christchurch Town Quay	1.8 Miles
The Beach Hut Café	1.9 Miles
Twynham School	2.1 Miles
Christchurch Railway Station	2.2 Miles
Steamer Point Nature Reserve	2.6 Miles
Bournemouth Airport	5.8 Miles
London	2 hours by train



For more information or to arrange a viewing please contact us:
A: 368-370 Lymington Road, Highcliffe, BH23 5EZ
T: 01425 205 000 **E:** highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk