

Spinnaker House

130 Stanpit, Christchurch, BH23 3NE

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SPINNAKER HOUSE

130 STANPIT • CHRISTCHURCH

A rare opportunity to acquire an exceptional waterside residence, enjoying direct water access and far-reaching views across Mudeford Quay, Stanpit Nature Reserve and towards Hengistbury Head.

This unique home combines a charming two-bedroom cottage to the front with a striking, architecturally designed "upside-down" house to the rear, creating a versatile and highly distinctive offering.

Ground Floor

Principal Bedroom with En Suite & Walk In Wardrobe • Bedroom Two with En Suite
• Reception Room • Utility Room • WC

First Floor

Kitchen/Dining Room • Living Room • Bedroom Three with En Suite

The Cottage

Kitchen/Living Room • Two Bedrooms • Two Bathrooms • Office

Grounds & Gardens

South Facing Garden • Generous Off Road Parking
• Summer House • Car Port • Direct Water Access

Guide Price £2,600,000

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The Property

The property opens into a grand entrance hallway, where expansive tiled flooring flows seamlessly through the space, complemented by an attractive turned staircase rising to the upper level. The ground floor accommodation is thoughtfully arranged, incorporating a WC, utility room and two impressive bedroom suites.

Both suites are generously proportioned, each benefiting from built-in storage and contemporary en-suite facilities.

The principal bedroom is particularly noteworthy, featuring a curved architectural wall, an extensive aspect allowing for excellent natural light, and direct access to the rear. A walk-in wardrobe and a well-appointed four-piece en-suite complete the space, including a walk-in shower with rainfall fitting, separate panelled bath and twin basins set against stylish partially tiled walls.

Also on the ground floor is a substantial reception room, enhanced by three skylights and bi-folding doors opening onto the southerly facing terrace and gardens, creating a seamless connection between inside and out.

The first floor has been designed to fully capitalise on the exceptional outlook, with the principal living accommodation arranged in an “upside-down” layout.

A spacious kitchen/dining room features engineered wood flooring and full-width bi-folding doors opening onto a generous terrace with a sleek glass balustrade and steps leading down to the garden.



The Property Continued…

The kitchen itself is finished in a contemporary two-tone design, with high-quality stone work surfaces, under-unit lighting and a central island providing additional storage and a breakfast bar. Integrated appliances include an electric hob with extractor over, double oven, fridge freezer and dishwasher.

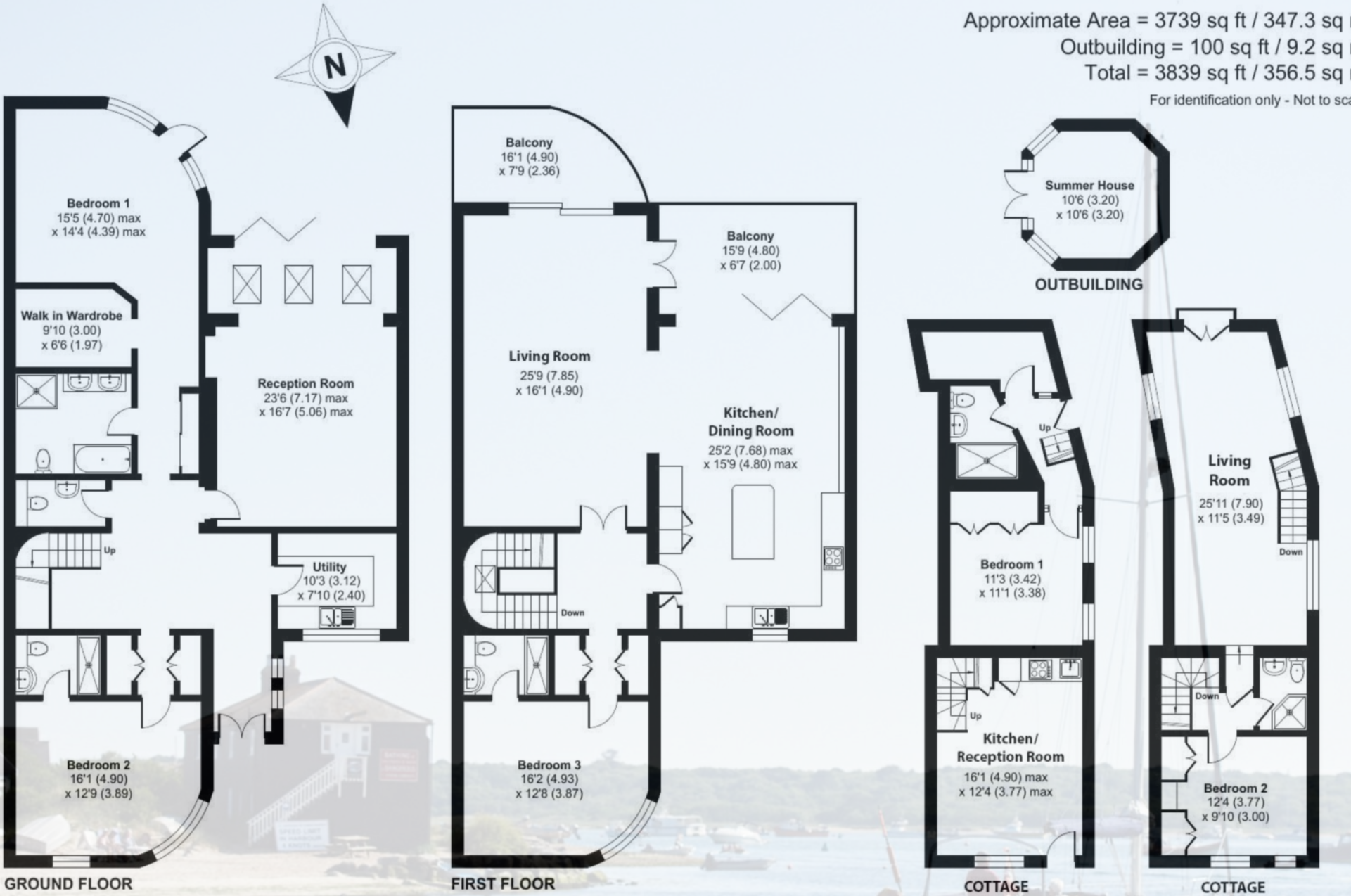
Flowing from the kitchen, the main living room enjoys a dual aspect with a sliding door and two further doors opening onto the balcony, making it ideally suited to indoor-outdoor living. A flame-effect gas fire provides an attractive focal point.

An additional first-floor bedroom, again featuring a curved wall detail, overlooks the front aspect and benefits from built-in storage and its own en-suite.





Approximate Area = 3739 sq ft / 347.3 sq m
Outbuilding = 100 sq ft / 9.2 sq m
Total = 3839 sq ft / 356.5 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: 1424415

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Grounds & Gardens

Externally, the property is approached via a block-paved driveway providing generous parking, along with a car port and vehicle turntable.

The gardens are a standout feature, enjoying a favourable southerly aspect and a high degree of privacy. Beautifully arranged, they lead down to the water's edge, where a summer house provides a superb vantage point from which to take in the ever-changing outlook.

Additional Information

Tenure: Freehold

Services: All mains services connected
Heating: Gas central heating
Property Construction: Standard Construction

Flood Risk: Very low
Conservation Area: Stanpit and Fishermans Bank

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.

Main House

Energy Performance Rating: C Current: 76 Potential: 79
Council Tax Band: H

The Cottage

Energy Performance Rating: D Current: 60 Potential: 77
Council Tax Band: B







The Cottage

Positioned to the front of the plot, the detached cottage offers two bedrooms, a living room and kitchen area.

It presents an excellent opportunity for ancillary accommodation, multi-generational living, or as a potential income-generating holiday let.













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	0.5 Miles
Mudeford Junior School	0.4 Miles
Stanpit Marsh Nature Reserve	0.6 Miles
Avon Beach	1.0 Miles
Mudeford Quay	1.0 Miles
Noisy Lobster Restaurant	1.1 Miles
Christchurch Town Centre	1.4 Miles
The Beach Hut Café	2.2 Miles
Christchurch Town Quay	1.9 Miles
Christchurch Train Station	1.9 Miles
Highcliffe Secondary School	3.2 Miles
Bournemouth Airport	5.5 Miles
London	2 hours by train



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