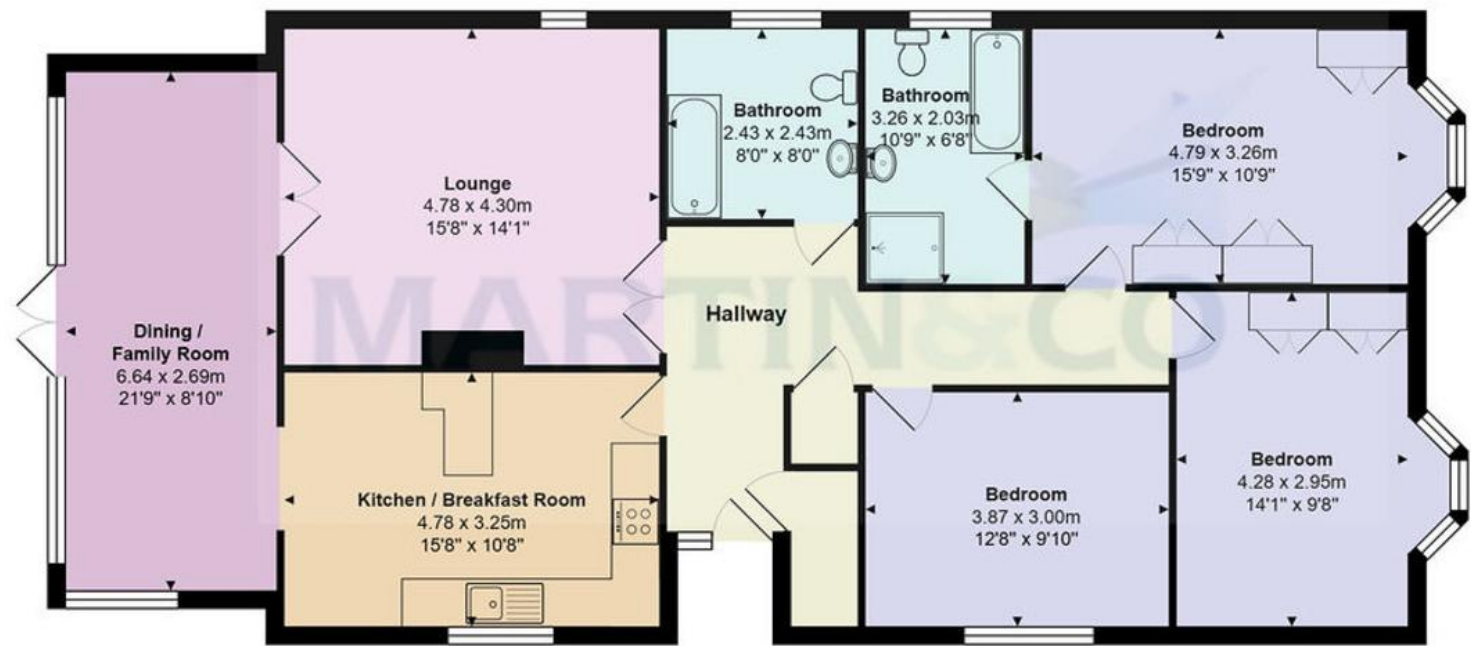


# Property Location Burton



Total Area: 127.3 m<sup>2</sup> ... 1370 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Stony Lane, Burton

Offers Over £650,000

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- Freehold
- Three Bedrooms
- Fantastic Location
- Large Kitchen
- EPC: C
- Ideal Family Home
- Detached Three Bed
- Bungalow
- Master bedroom w/ en-suite
- Garage
- Driveway
- Landscaped Rear Garden



## Why you'll like it

Set within the highly desirable village of Burton, just a short distance from the historic town of Christchurch, this impressive detached bungalow occupies a generous plot and combines versatile living space with superb outdoor features - perfect for modern family life and entertaining.

A welcoming and spacious entrance hall provides access to all rooms, with a handy storage cupboard. The heart of the home is the generous living space: a stylish fitted kitchen with a sociable breakfast bar flows seamlessly into a full-width dining/family room, boasting wonderful views over the garden and direct access outside. A second large reception room, featuring an exposed brick fireplace with wood burner, provides a cosy yet spacious retreat for relaxing evenings.

The property offers three well-proportioned double bedrooms, including a notably impressive master suite, complete with a plush four-piece bathroom. A further modern three-piece family

bathroom serves the second and third bedrooms.

Externally, the bungalow enjoys a generous rear garden, predominantly laid to lawn, with both a patio and a raised decking area designed for al fresco dining and social gatherings. A substantial outbuilding/chalet, additional garden room, and garage add excellent flexibility for work, leisure and storage. The front driveway offers ample off-road parking for multiple vehicles.

Further benefits include a large loft space, gas central heating, and double-glazed windows throughout.

Ideally situated in a sought-after semi-rural setting, this property provides easy access to Christchurch's range of shops, restaurants, excellent schools, leisure facilities, and transport links - making it a perfect family home.

Sure to be popular, early viewing is advised. Call Martin & Co Bournemouth to schedule your viewing appointment.

Agents Note's:  
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

