

The logo for 'Glades' is displayed in a white, cursive script font on a dark teal rectangular background. A thin red horizontal line is positioned beneath the 'a' in 'Glades'.

**Yew Tree Cottage, 163 Stony Lane, Burton,
Christchurch, BH23 7LD
Asking Price £499,950**

ORIGINALLY BELIEVED TO DATE FROM c1650, THIS GRADE II LISTED 3 BEDROOM CHARACTER COTTAGE ENJOYS SUPERB VIEWS OVER THE AVON VALLEY

Updated, modernised and extended by the current owners, this attractive character Grade II Listed thatched cottage is believed to date from c1650 and enjoys superb views over the Avon Valley. An internal inspection is strongly recommended to appreciate this attractive home which has the benefit of gas central heating (recently replaced boiler), double glazing, off road parking for several cars, attractive gardens, garage and heated swimming pool.

Burton is a village situated to the North of Christchurch approximately 1 mile from the Town Centre with its 11th Century Priory and various shops, bars and restaurants. Also close by is a village green, 2 local shops, schools and churches.

An entrance door leads from the entrance porch to an inner door to the sitting room. Secondary double glazed window to front. Feature ceiling beam. Attractive fireplace with inset log burner. Under stairs meter cupboard.

From the sitting room an archway leads to the sun lounge with sliding double glazed French doors to the garden.

The inner hall has an under stairs cloaks cupboard.

The cloakroom has a frosted double glazed window to the right-hand side and comprises a vanity basin and close coupled w.c.

The kitchen/dining room has a range of fitted base and eye-level units with worktop space over and half tiled walls. Integrated stainless steel double gas oven/grill. 4-ring burner gas hob. Stainless steel sink with single drainer and mixer tap. Full-height cupboard housing 'Worcester' gas boiler. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. 2 double glazed windows to the rear plus French door to rear garden.

The wet room has a fitted suite comprising walk-in shower, vanity basin and close coupled w.c. Frosted double glazed window to right-hand side. Fully tiled walls.

Ground floor bedroom 3 has a secondary double glazed window to front. Built-in double wardrobe with sliding doors.

From the sitting room, stairs lead to Bedroom 1. Double glazed window to left-hand side with views towards Christchurch Priory. Double glazed window to front. Built-in double wardrobe. Hatch to roof space.

From the inner hall a second set of stairs leads to Bedroom 2 with secondary double glazed window to front. Connecting door with cupboards to Bedroom 1. Potential to create an en-suite (subject to the usual permissions).

The front garden is approached by a 5-bar gate and is laid to lawn with shrub, flower and conifer borders. OFF ROAD PARKING FOR SEVERAL CARS.

The DETACHED GARAGE with up and over door houses the pool pump.

To the right-hand side of the property are access paths with timber gates leading to the rear garden comprising a paved patio with shrub and flower borders and a section of lawn. Detached SUMMER HOUSE and HEATED SWIMMING POOL.

A summary of the accommodation with approximate room sizes:-

ENTRANCE PORCH

SITTING ROOM: 13'9" x 13' (4.19m x 3.96m)

SUN LOUNGE: 12'1" x 7'10" (3.68m x 2.39m)

INNER HALL

CLOAKROOM

KITCHEN/DINING ROOM: 20'8" x 7'10" (6.3m x 2.39m)

BEDROOM THREE: 10'6" x 9'1"

WET ROOM

BEDROOM ONE: 15' x 11'8" (4.57m x 3.56m)

BEDROOM TWO: 15' x 11'8" (4.57m x 3.56m)

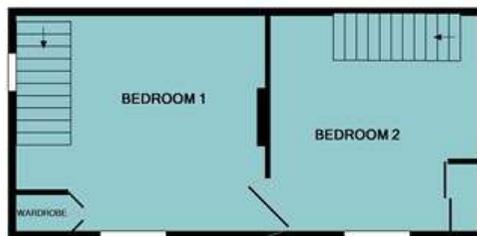
GARAGE: 20' x 9'6" (6.1m x 2.9m)

COUNCIL TAX BAND: E

EXT CHARACTER COTTAGE * VILLAGE LOCATION * VIEWS OVER AVON VALLEY * GRADE II LISTED * GAS CH (new boiler 2016) * SECONDARY D/GLAZING * ENT PORCH * SITTING RM * SUN LOUNGE * INNER HALL * CLOAKRM * KIT/DINING RM * G FL BED 3 * WET RM * 2 1ST FL BEDS * FRONT GDN * ORP FOR SEV CARS



GROUND FLOOR
APPROX. FLOOR
AREA 66.2 SQ.M.
(712 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.6 SQ.M.
(375 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.0 SQ.M. (1087 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	