



Burton Hall ~ 171 Salisbury Road ~ Burton, BH23 7JS

16 High Street, Christchurch Dorset BH23 1AY

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The Penthouse, Burton Hall ~ 171 Salisbury Road ~ Burton ~ Christchurch BH23 7JS

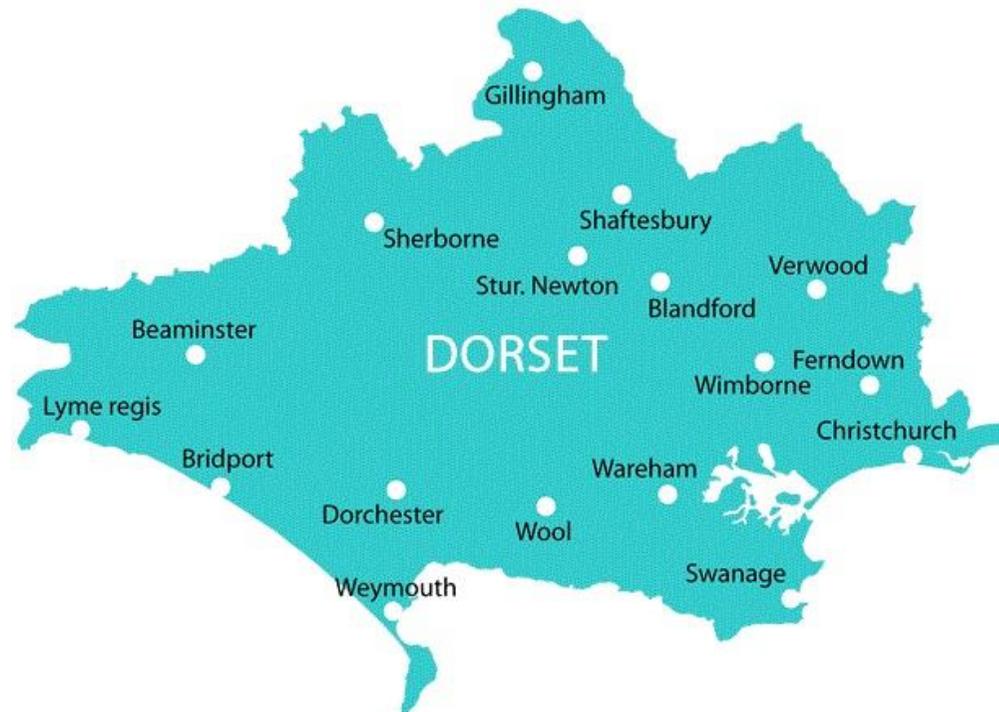


In our view.... An extremely rare opportunity to acquire this individual and unique penthouse apartment in the beautiful and imposing surrounds of Burton Hall.

Christchurch Town Centre – 2 miles Bournemouth Town Centre – 8.6 miles

Christchurch Rail Station (mainline London Waterloo) 2.5 miles

Southampton Town Centre 28 miles London Mayfair 100 miles





Location



Burton Hall is an imposing late 18th Century Grade II listed manor house nestled amidst beautifully landscaped and manicured grounds within the village of Burton which is itself located approximately 1.7 miles from the historic and bustling market town of Christchurch, with its stunning Priory and beautiful quay. Bournemouth's famous award winning beaches are to be found a mere stones throw away and the New Forest National Park is a leisurely drive away. The cathedral cities of Winchester and Salisbury are all also easily commutable.

Accommodation



Apartment 8 at Burton Hall, offers the extremely rare opportunity to reside within a beautiful and substantial penthouse residence exquisitely arranged over the entirety of the second floor of the manor house with further sole access to the spacious and entirely private roof terrace commanding panoramic views over the surrounding countryside.

This unique residence offers a perfect blend of contemporary living and original features extending to over 2,245 sq ft. Boasting a master bedroom with stunning luxury en-suite, bedroom two also benefits from a large and luxurious bespoke en-suite with claw footed bathtub, a large luxury dining kitchen, further formal drawing room with vaulted ceiling and generously proportioned sitting room all with glorious views over the surrounding countryside.



Outside

Burton Hall is set amidst meticulously maintained manicured communal grounds which also feature a large and picturesque ornamental lake. To the front of this most gracious and imposing property is parking for the residents and visitors to the house.

Large and entirely private roof terrace with panoramic views over the estate and countryside beyond.

Local Authority

Christchurch Borough Council, Council Tax Band E

Tenure

Share of freehold, Service charge £1200 Per Year.

Viewing Arrangements

Strictly by appointment only.

Asking Price

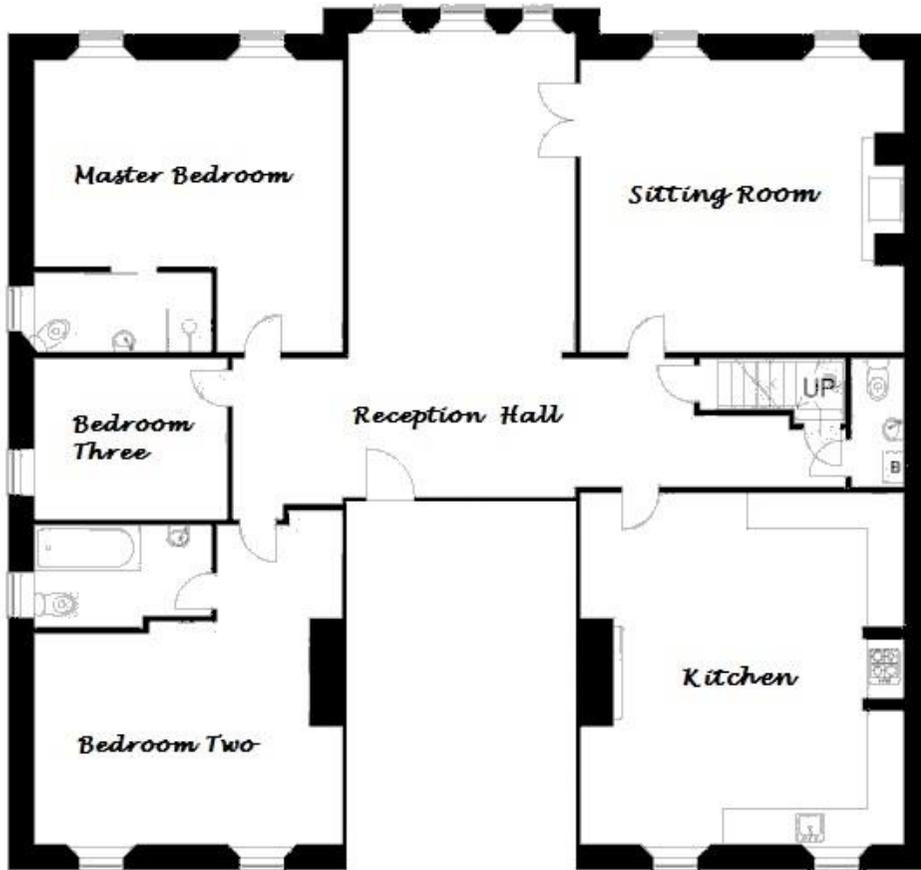
£550,000



Floor Plan

2245 Internal SQ. FT

209 Internal SQ. M



Room Sizes

Sitting Room
17'4 x 16' (5.27m x 4.87m)

Reception Hall
25'6 x 12'4 (7.76m x 3.75m)

Kitchen
18'8 x 17'2 (5.7m x 5.25m)

Master Bedroom
17'1 x 10'9 (5.2m x 3.27m)

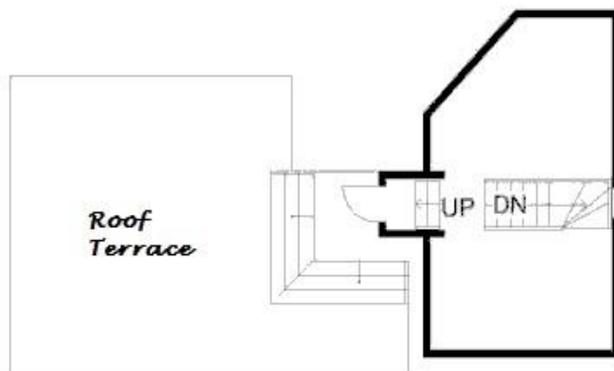
Bedroom Two
17'1 x 12'1 (5.27m x 3.68m)

Bedroom Three
10'8 x 8'4 (3.25m x 2.54m)

Loft Room
18'3 x 10'1 (5.56m x 3.07m)

Roof Terrace
21'11 x 16'5 (6.69m x 5m)

Ground floor storage unit
6' x 18'3 (1.78m x 5.57m)





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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