



HEARNES

WHERE SERVICE COUNTS



# Christchurch, Dorset, BH23 6BH

## FREEHOLD

**Hurn Court:** Ash Cottage is situated in the delightful private grounds of the Hurn Court estate. The ten acre estate is located to the west of the Avon Valley, north of the River Stour and just inside the boundary of Christchurch. At the heart of the estate is a grade two listed manor house, which is now divided into eight individual homes. In total, the estate is home to 35 properties and we are delighted to present a unique opportunity for you to own one of those dwellings. One of the beauties of living in Hurn Court is the convenient location. You have the peace and tranquillity of residing in the countryside, but also have Christchurch and Bournemouth on your doorstep. Hurn Court is accessed by two fabulous private driveways. The north drive access is from Hurn Court Lane and the south drive access is from Holdenhurst Village Road. The south drive is particularly pleasing on the eye as you cross a bridge over the River Stour and a smaller bridge over a tributary called the Leaden Stour. The entrance to both driveways is gated, which provides a wonderful sense of privacy and exclusivity. The grounds at Hurn Court are rich in wildlife. On the banks of the River Stour, you will be treated to the sight of herons and pheasants. Sailing on the River Stour you will be able to enjoy the romantic view of flotillas of ducks and swans. The estate is also home to a range of different species of birds and roaming the surrounding fertile farmland are families of roe deer.

**Living at Hurn Court:** The convenient position of the estate means that you are only 15 minutes from the centre of Bournemouth or the seaside. Just five minutes outside the south drive you have access to the shops at Castle Point. Just two minutes from the north drive is Bournemouth airport. Access to the A338 is also very quick from both the north and south drives. Residents of the estate enjoy access to two communal tennis courts and also access to the vast communal grounds and gardens. With the River Stour running through the estate, there is the opportunity to enjoy a spot of fishing (permit required). The estate is a utopia for those interested in gardening. In addition, there are communal compost heaps, bonfires for garden waste and a wood store for chopping wood. The Hurn Court Management Company is responsible for the upkeep for the communal areas, which include the extensive well-maintained grounds, driveways, bridges, electronic gates, tennis courts, trees and more.

**Ash Cottage:** Ash Cottage is a well-presented, two bedroom cottage, which has a private, south facing courtyard garden and single garage. The cottage benefits from the installation of a new boiler and the windows are double-glazed. The cottage is one of four properties built on the northern edge of the estate with splendid open views of the Hurn countryside.

**Ground floor:** Entrance hall: On entrance to the property, the entrance hall with wooden flooring leads to the stairway rising to the first floor to your left, with the kitchen to your right and the living room immediately ahead. The property benefits from a cloakroom downstairs with a low level WC and wash hand basin. Kitchen: The country style kitchen has tiled flooring and benefits from lovely views over the open front garden and farmland. There are a range of fitted units, fitted fridge and electric double oven with ceramic hob, twin bowl sink and space and plumbing for either a washing machine or dishwasher. The kitchen also has a breakfast bar. Living room: The spacious living room with wooden flooring is entered from the kitchen through an archway and provides a wonderful space to lounge and to dine. There is an impressive open fireplace, which can be particularly comforting during the winter months. French doors from the living room lead out into the courtyard. Utility room: The space under the stairs is accessed via the lounge and provides room for coats, storage and is plumbed to give the option of installing a washing machine.

**First floor:** Landing: On the landing there is an airing cupboard that houses a new gas fired central heating boiler, water tank and shelving for towels and bedding. Bedrooms: The first floor landing provides access to two bedrooms with the master bedroom being particularly generous and benefitting from fitted wardrobes, two dormer windows which overlook the back garden and an en-suite shower room. En-suite shower room: The en-suite shower room has fully tiled walls and floor, large fitted shower and vanity unit with inset wash hand basin. Bedroom two: Bedroom two also benefits from attractive fitted wardrobes and bedside cabinet with a dormer window that offers beautiful views over farmland. Bathroom: At the end of the hallway is a modern family bathroom which has recently been refurbished with fully tiled walls and floor, panelled bath, low level WC, vanity unit with inset wash hand basin and heated towel rail. Two conservation style “Velux” roof windows provide views over the beautiful farmland.

**Outside:** Front garden: To the front of the property there is an open lawn with flower beds, shrubs and trees and the property is approached via a gravel path. The front of the property offers wonderful views over the adjacent neighbouring farmland and woods. Courtyard garden: The south facing, private, courtyard garden is accessed via the French doors from the living room. The garden is paved with borders for stones or flower beds and presents a nice space for dining in the warmer weather and for entertaining and provides a good degree of seclusion. Single garage: The back garden leads to a generous garage which provides space for one vehicle, freezer and storage. Parking: The property comes with a designate parking space and visitor parking facilities.

Maintenance charge for communal areas £1000 Per Annum (paid in two halves) to include upkeep of tennis courts, communal gardens, roads, bridges and gates.

**Offered with No Forward Chain**

**Council tax band: E**

**EPC Rating: Current D65 Potential B83**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





GROUND FLOOR  
APPROX. FLOOR  
AREA 35.5 SQ.M  
(382 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 33.8 SQ.M  
(364 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.3 SQ.M (745 SQ.FT.)









Communal Tennis and Basketball Courts



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & WIMBORNE