



Slades

Coot Cottage 29 Hurn Court Hurn Court Lane,
Hurn, Christchurch, Dorset, BH23 6BH

PRICE: £490,000

IN THE GROUNDS OF AN EXCLUSIVE GATED COUNTRY ESTATE WITH GRADE II LISTED HOUSE AT ITS HEART TOGETHER WITH APPROX 10 ACRES OF GROUNDS AND PRIVATE BRIDGE OVER THE RIVERS STOUR. THIS MODERN 4 BEDROOM COTTAGE STYLE PROPERTY HAS DELIGHTFUL VIEWS OVER OPEN COUNTRYSIDE.

Hurn Court is a former principle residence of the Earl of Malmesbury and comprises a Grade 2 listed mansion house with adjoining parkland in all approaching 10 acres (Not verified) extending down to the River Stour. Christchurch Town centre is located approximately 4 miles to the south and Bournemouth approx. 4 miles to the West. The estate has been developed as 35 individual homes including 8 properties within the main house and 8 in the adjoining wing and stable block. Coot cottage is attractively presented offers spacious accommodation on three floors. Further benefits include gas central heating and double glazing, private rear garden, farmland views to the front, two allocated car parking spaces plus garage in block.

An internal viewing is strongly recommended to appreciate the size and scope of accommodation available.

Part glazed entrance hall, understairs cloaks/storage cupboard, cloakroom, fitted suite comprising pedestal wash hand basin with tiled splashback, close coupled wc, frosted double glazed window to front. The Lounge features a stone fireplace with inset coal effect gas fire, twin double glazed French doors to patio/rear garden. The Dining Room: double glazed window to rear. The Kitchen/Breakfast Room has double glazed window to front with views over farmland. Range of fitted base and eye level units, worktop space over, half tiled walls, concealed lighting, tiled floor, useful breakfast bar, space for fridge/freezer, integrated double fan assisted oven/grill, four ring burner gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, one and a half bowl sink with single drainer mixer tap.

Stairs to first floor landing. Boiler/storage cupboard housing "Alpha" gas boiler and hot water cylinder. The Master Bedroom has a Double glazed window to rear with views over parkland and the main house. Range of built in " Cupboard Love" wardrobes and cupboards. There is an En suite shower room: Fitted suite, fully tiled walls comprising double shower cubicle with two shower fittings, folding screen and tray, vanity basin with cupboards under, enclosed wc. Bedroom 2 has a: Double glazed window to front with views over farmland, range of built in " Cupboard Love" wardrobes. Bedroom 3 has a Double glazed window to the rear. The Family Bathroom has a fitted suite with fully tiled walls and frosted double glazed window to front comprising panelled bath with mixer tap/shower attachment, pedestal wash hand basin with close coupled wc.

Stairs to Second floor landing " Velux " window to rear. Bedroom 4/Study: With 2 "Velux" windows to rear, side hatch to roof void, built in single wardrobe. Outside there are two allocated car parking spaces opposite the property with a lawned area overlooking farmland. The open plan garden to the front of property is laid to lawn with shrub and flower borders, pathway to front door. The rear garden comprises of paved patio and path, is laid to lawn. Outside power point, rear single gate leading to garage in block with up and over door. Communal Grounds: Beautiful communal grounds which include extensive lawns and river frontage to the Leaden Stour are available for the exclusive use of residents and guests. In addition there are tennis courts and a basket ball court. Maintenance: A Management company is responsible for the upkeep of the grounds, road ways, drains, insurance etc and we understand the seller pays the current figure of £602.34 per half year

A summary of accommodation with approximate room sizes comprises.

**ENTRANCE HALL, CLOAKROOM, LOUNGE: 17'6" x 11'7" (5.33m x 3.53m), DINING ROOM: 11'9" x 8'1" (3.58m x 2.46m), KITCHEN/BREAKFAST ROOM: 12'3" x 11'8" (3.73m x 3.56m), FIRST FLOOR LANDING
MASTER BEDROOM: 15'8" x 11'6" (4.78m x 3.51m), EN-SUITE SHOWER ROOM, BEDROOM TWO: 12'1" x 9'9" (3.68m x 2.97m), BEDROOM THREE: 12'1" x 9'9" (3.68m x 2.97m), FAMILY BATHROOM, SECOND FLOOR LANDING, BEDROOM FOUR/STUDY: 13'1" x 12'3" (3.99m x 3.73m), GARAGE**

COUNCIL TAX BAND E



GROUND FLOOR
APPROX. FLOOR
AREA 52.3 SQ.M.
(563 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 52.3 SQ.M.
(563 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 25.8 SQ.M.
(278 SQ.FT.)

TOTAL APPROX. FLOOR AREA 130.5 SQ.M. (1404 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			95
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	