



Slades

Ash Cottage, 19 Hurn Court Hurn Court Lane,
Hurn, Christchurch, Dorset, BH23 6BH
PRICE: £360,000

IN THE GROUNDS OF AN EXCLUSIVE GATED COUNTRY ESTATE WITH A GRADE II LISTED HOUSE AT ITS HEART TOGETHER WITH 10 ACRES OF GROUNDS & PRIVATE BRIDGE OVER THE RIVER STOUR, THIS COTTAGE STYLE PROPERTY HAS A SOUTH-FACING COURTYARD STYLE GARDEN & DELIGHTFUL VIEWS OVER OPEN COUNTRYSIDE

Hurn Court is situated on the western periphery of the Avon Valley, north of the River Stour, between Christchurch and Bournemouth. It dates back to the 11th Century when it was a monastic dwelling associated with Christchurch Priory. The Estate came into the ownership of the Earl of Malmesbury in the 1700's (family name Harris, latterly Fitzharris) who redeveloped the property as their own country seat, then known as Heron Court. The property has long association with many notable figures, in particular the composer George Frederick Handel, Lord Nelson, the author Henry Fielding and the famed "hostess" of Prince Edward, Lillie Langtry.

The surrounding farmland is retained to this day by the Malmesbury Estate who some years ago sold the re-named Hurn Court and it became Hurn Court School. Following the closure of the school in the late 1980's the main house has been divided into 8 individual units and with the adjoining coach house and stable block together with cottages in the grounds, there are now a total of 30 properties on the Estate. Ash Cottage is one of 4 properties built on the northern perimeter of the Estate with delightful views over open farmland. It is offered for sale with vacant possession, 2 bedrooms including an en-suite shower room and bathroom, a paved south-facing courtyard style garden with connecting door to single garage, allocated plus visitor car parking.

A part glazed entrance door leads to the entrance hall. Double glazed window to front.

The cloakroom has a fitted suite comprising vanity basin and close coupled w.c.

Lounge/dining room has twin double glazed French doors to rear garden. Double glazed window to rear. Feature brick open fireplace. Under stairs utility cupboard.

The kitchen has a range of fitted base and eye-level units with worktop space over and half tiled walls. Double glazed window to front with farmland views. Integrated stainless steel fan-assisted oven/grill. 4-ring burner ceramic hob with extractor cooker hood over. Useful breakfast bar. Stainless steel one and a half sink with single drainer and mixer tap. Space and plumbing for washing machine or dishwasher.

From the entrance hall stairs lead to the first floor landing. Hatch to roof space. Airing cupboard houses 'Worcester' gas boiler.

The master bedroom has 2 double glazed windows to the rear. Range of built-in wardrobes.

En-suite shower room comprising shower cubicle and vanity basin. Fully tiled walls and ceramic tiled floor.

Bedroom Two has a double glazed window to the front with farmland views. Range of built-in wardrobes plus bed side cabinet.

The bathroom has a fitted suite comprising panelled bath with fitted shower, vanity basin and close coupled w.c. Ceramic tiled floor. Fully tiled walls. 2 'skylights'.

The front garden is laid to lawn with shrub and flower borders and loose gravel path.

The rear garden is south-facing and is courtyard style, paved for easy maintenance with shrub and flower borders. A personal connecting door leads to the GARAGE with up and over door.

The attractive communal grounds have extensive lawns and river frontage to the Leaden Stour, available for the exclusive use of residents and guests. In addition there are 2 tennis courts plus a basketball court.

Maintenance: Hurn Court Management is responsible for the upkeep of communal areas which include extensive grounds, driveway, electronic gates, tennis courts, etc.

A summary of the accommodation with approximate room sizes:

ENTRANCE HALL, LOUNGE: 18'3" x 11'10" (5.56m x 3.61m), KITCHEN: 9'1" x 7'9" (2.77m x 2.36m), MASTER BEDROOM: 16'1" x 8'6" (4.9m x 2.59m), EN-SUITE SHOWER RM, BEDROOM TWO: 9' x 7'10" (2.74m x 2.39m), BATHROOM, SINGLE GARAGE.



GROUND FLOOR
APPROX. FLOOR
AREA 35.4 SQ.M.
(381 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 35.0 SQ.M.
(377 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.4 SQ.M. (757 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			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	