



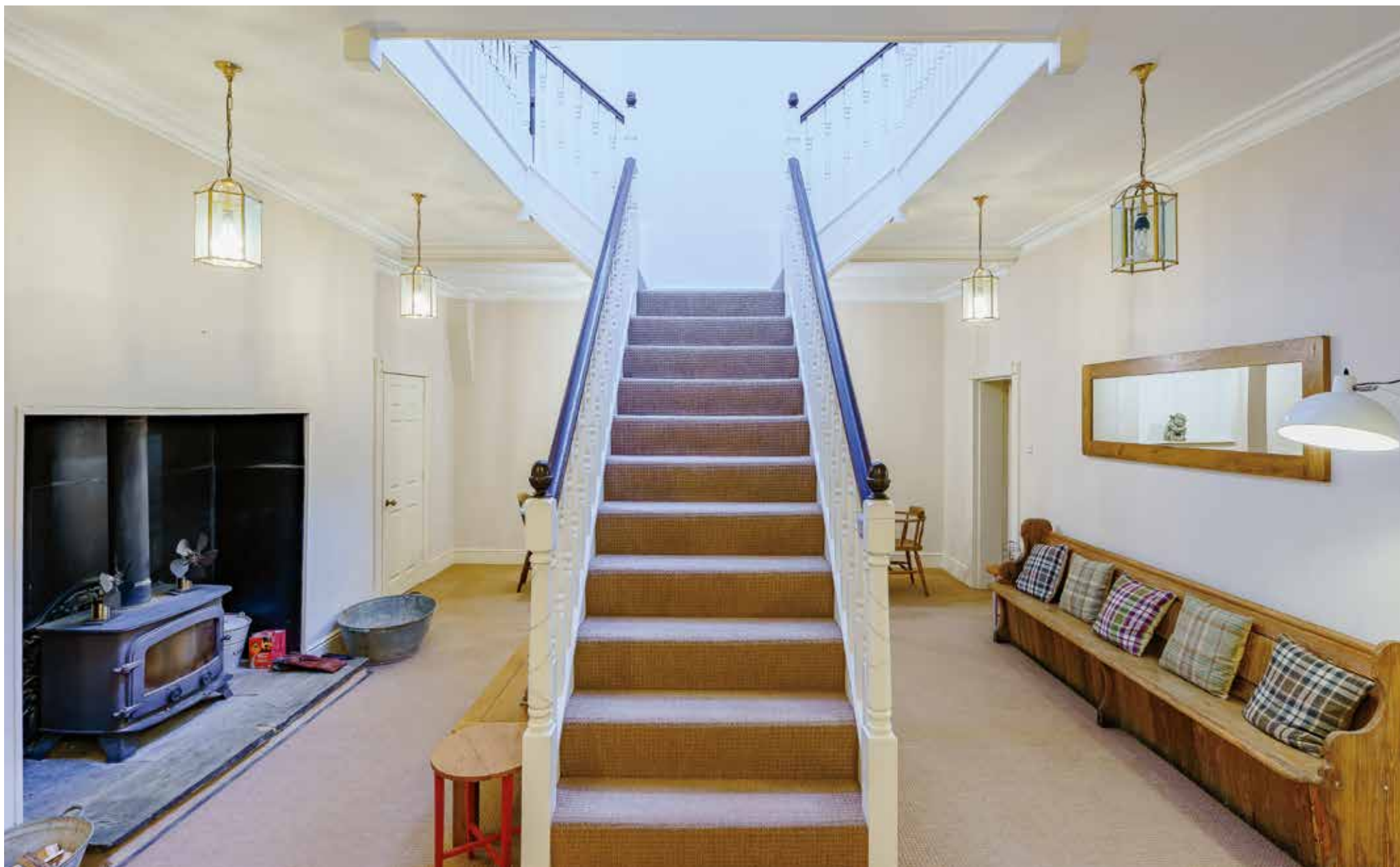
6 Hurn Court
Hurn Court Lane | Hurn | Christchurch | Dorset | BH23 6BH

FINE & COUNTRY

6 HURN COURT



Hum Court is situated on the western periphery of the Avon Valley, north of the River Stour, between Bournemouth and the historic town of Christchurch. 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 1700s (family name Harris, latterly Fitzharris) who redeveloped the property as their 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 fertile farmland is retained to this day by the Malmesbury Estate who some years ago sold the re-named Hum Court and it became Hum 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/ stable block and houses in the grounds, there are now a total of 35 properties on the Estate enjoying approx. 10 acres of grounds adjoining the River Stour and accessed via electrically operated security gates from both Hum (Christchurch) and Holdenhurst Village (Bournemouth). Hum Court is truly a unique place to live, surrounded by open farmland and tennis courts a brisk walk from the main Manor House. Wildlife including pheasants, swans, herons and deer frequent the grounds, yet it lies within 4 miles of both the centres of Christchurch and Bournemouth (10/15 mins each by car), 7 miles to Ringwood and only 1 mile to the A338 giving easy access to the M27 and approximately 2 hours to London. Number 6, Hum Court is a large and elegantly presented 6/7 bedroom property on the South-West Side of the manor house, which is arranged over three floors, spanning in excess of 5200 SqFt and offers stunning views. The property retains many exquisite period features including high ceilings, ornate coving, an atrium, a courtyard and balcony, shutters, sash windows, flagstone floors and spacious, bright accommodation.



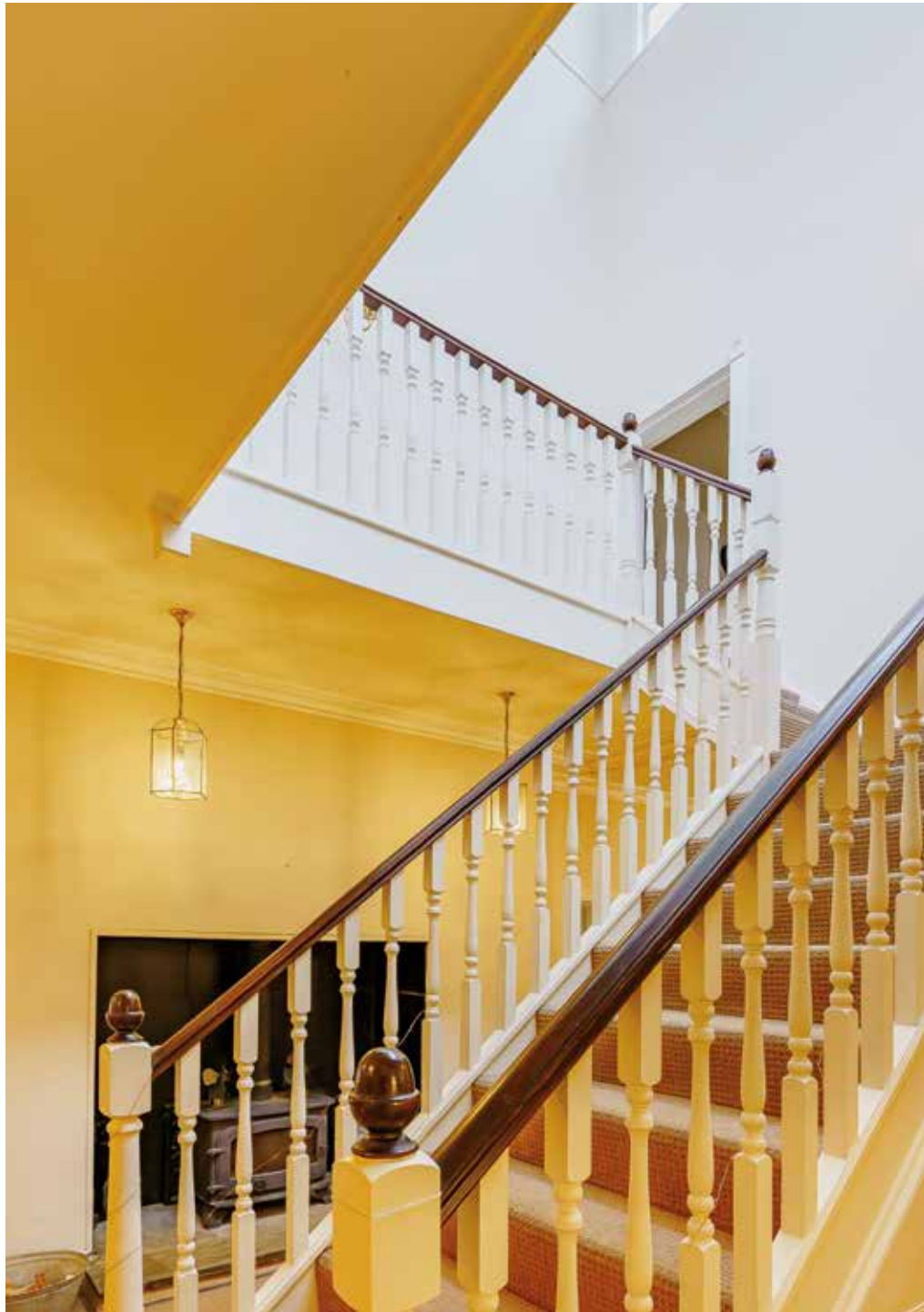
The oversized front door leads to the entrance lobby and into the entrance hall, featuring log burner and a truly impressive grand central staircase, flooded with natural light from recently restored atrium, some two floors above. Accommodation on the ground floor consists of; Study, Kitchen, Utility room, bathroom, store room, Dining/games room, Wine store, Gym/Studio and a Courtyard.

The first floor accommodation has a central galleried landing, impressive drawing/living room, with double doors out to a balcony, master bedroom with dressing room and En-suite bathroom. There are two further double bedrooms on the 1st floor, an En-suite shower room and separate bathroom.





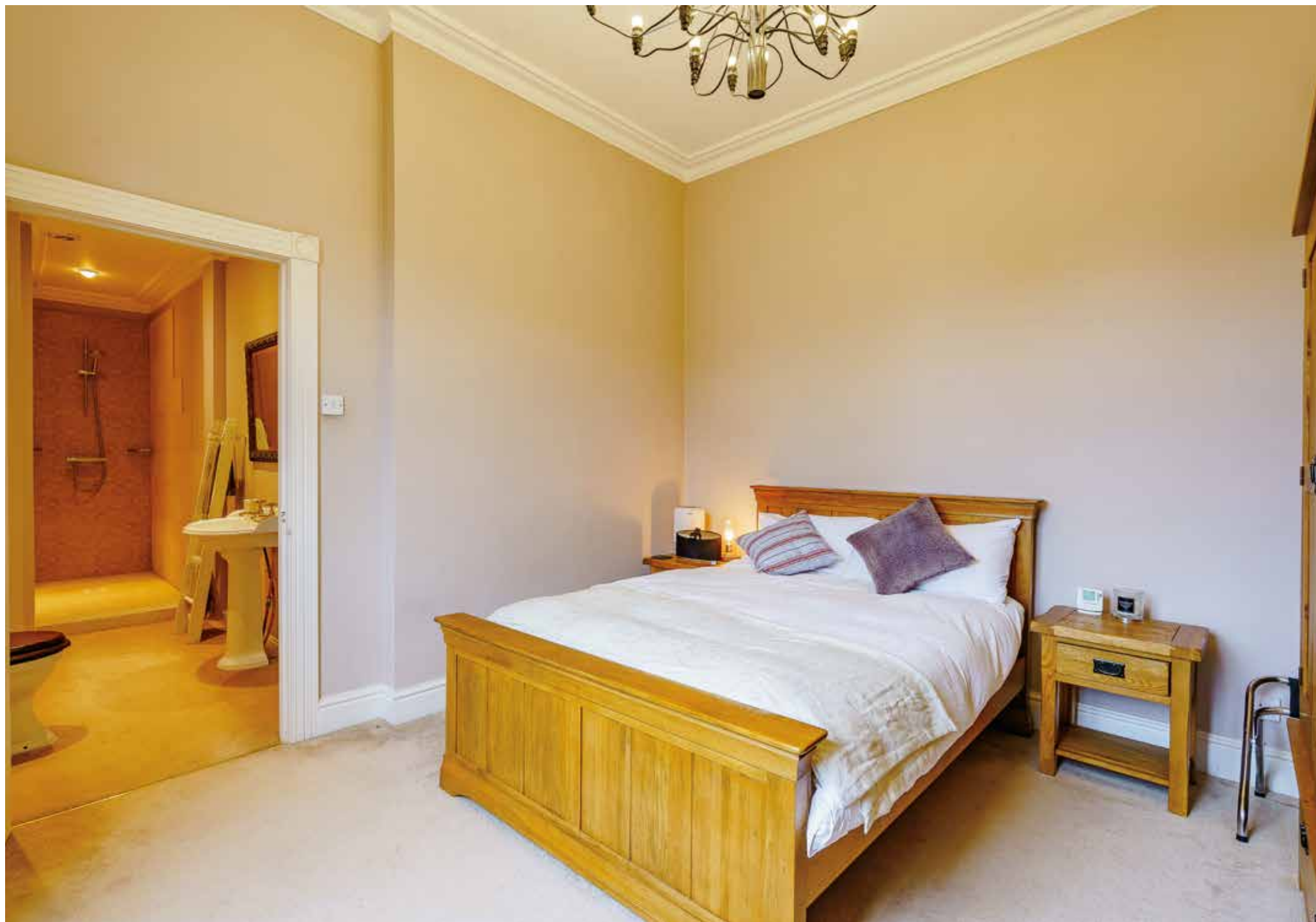
















The second floor accommodation comprises a reception/games room and two further bedrooms, both with dressing rooms and En-suite bathrooms.



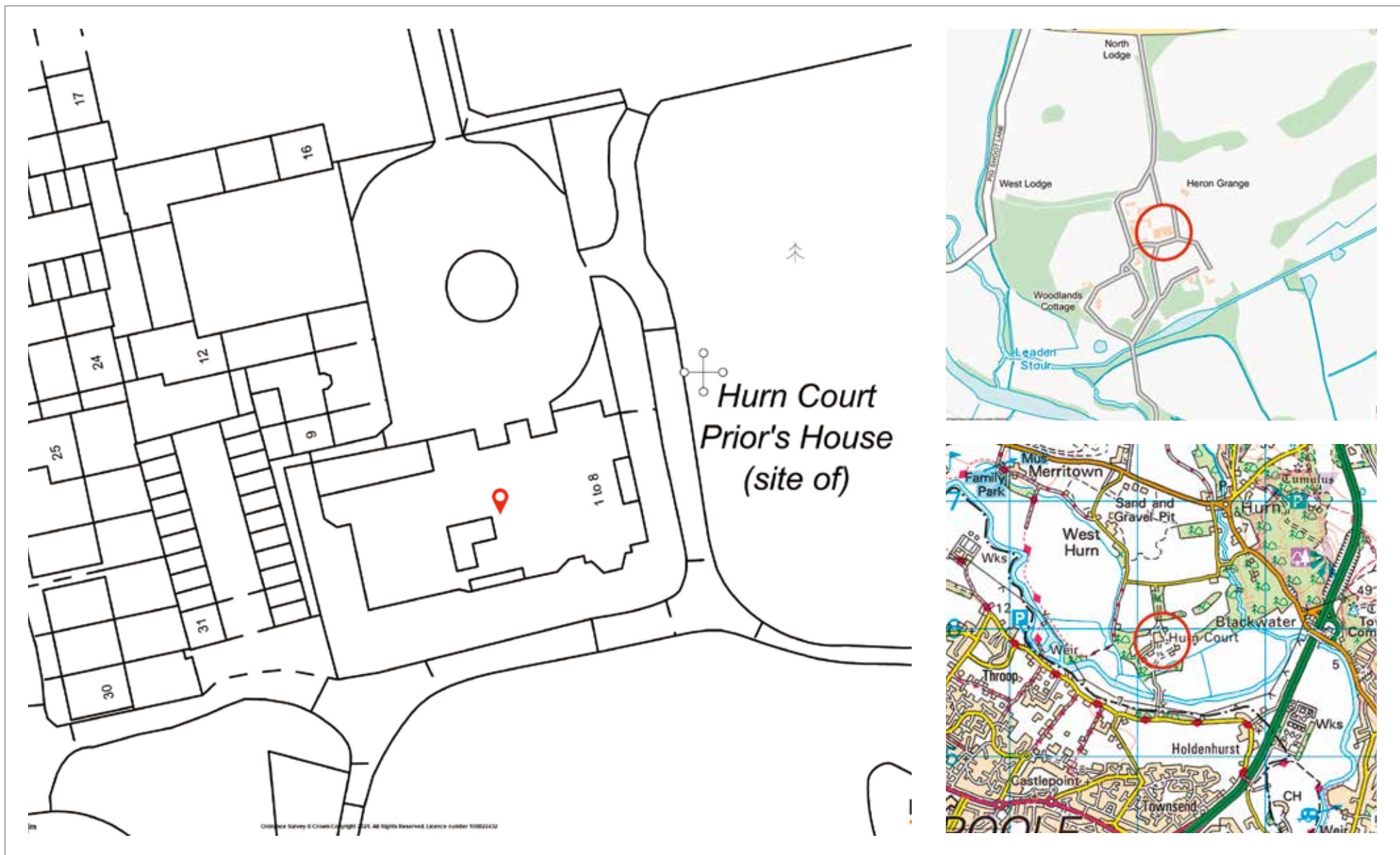




Outside the property enjoys a private courtyard, private lawns to the South and West, a double garage, two designated parking spaces, ample visitors parking and use of the magnificent communal grounds, including two tennis courts.





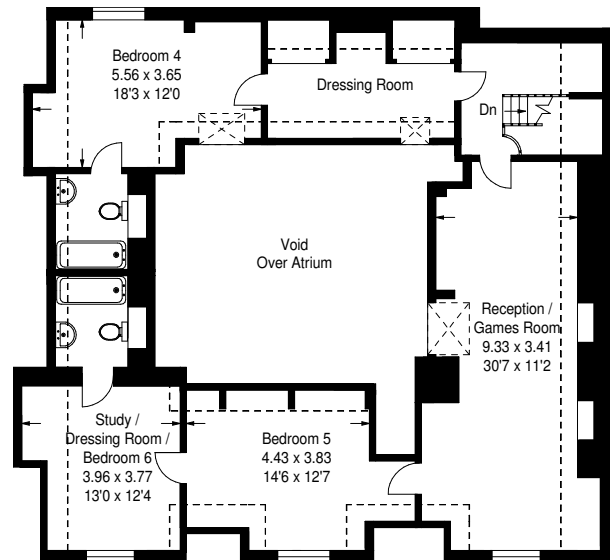


Gross internal area (approx) :-
484sq m / 5215 sq ft excluding Courtyard

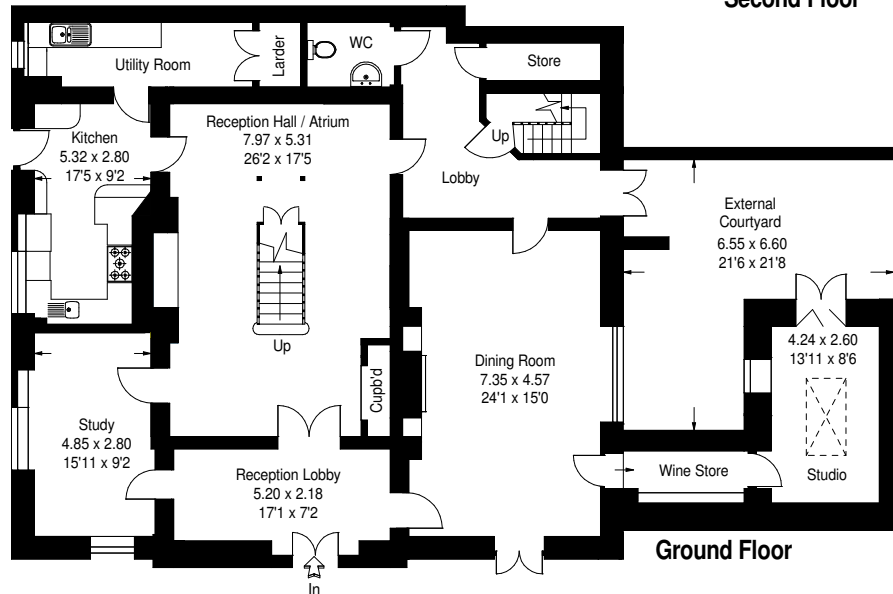
For identification only. Not to scale.

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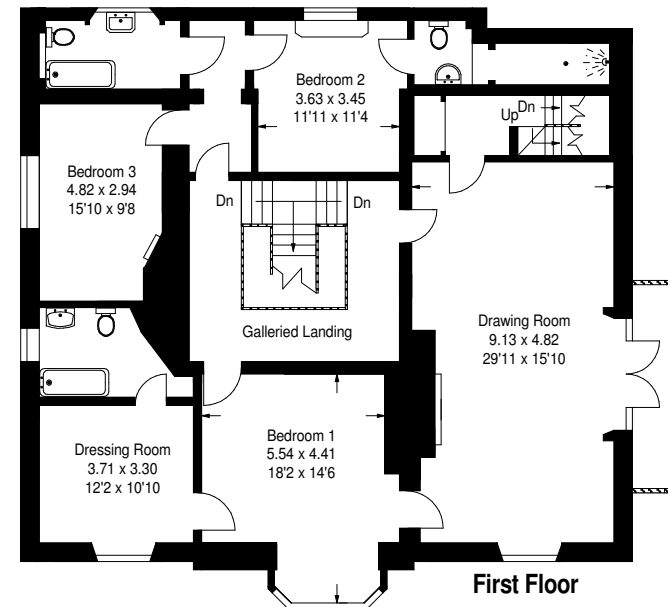
[] = Reduced headroom below 1.5 m / 5'0"



Second Floor



Ground Floor



First Floor

EPC Exempt



FINE & COUNTRY

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