

5 Hurn Court, Hurn Court, Christchurch, BH23 6BH

Guide Price: £525,000



A well-presented top floor apartment, filled with character...

A well-presented top floor apartment, filled with character and charm, situated within Hurn Court. Benefits include an incredible roof terrace with panoramic views across Hurn Court, two designated parking spaces and a garage.

Hurn 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 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/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 Hurn (Christchurch) and Holdenhurst Village (Bournemouth).

Hurn 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 five is situated on the top floor, accessed via the South side to the manor house and either via the stairs, or by lift. The lobby offers room for storage and has a set of spiral stairs up to an incredible roof terrace. With far reaching views across open fields and beyond, this is a truly breathtaking space offering complete tranquillity and privacy.

Entry via front door into the hallway providing access to all internal rooms. Filled with character throughout with timber beams and period fireplaces, this apartment offers a cottage feel, with all the low

maintenance benefits of living within Hurn Court.

The living room is situated to South side, with the Kitchen next to it. The kitchen offers plenty of storage, with space for plenty of appliances.

There are three well-proportioned double bedrooms to the property, two of which have ensuite shower rooms. A well-appointed family bathroom completes the accommodation.

The property also benefits from two designated parking spaces, along with plenty of visitor space and has a garage in a block.

Tenure: We are informed a purchaser will own a 1/8th share of the freehold.

Estate service charge: £2008 P/A

House service charge: £5898 P/A

Council Tax Band: E

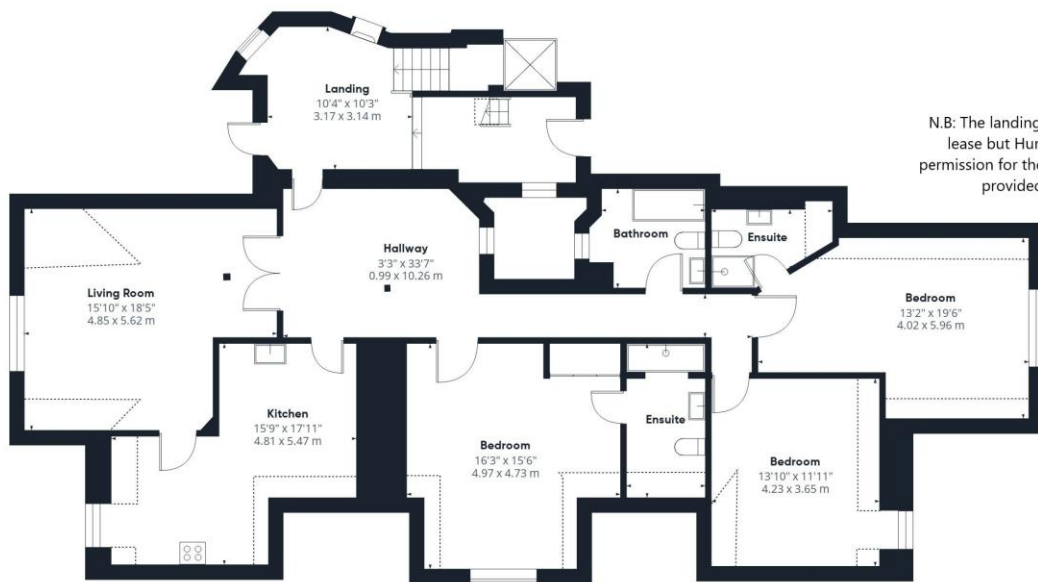
EPC: Exempt

Grade II* Listed

KEY POINTS

- Well-presented top floor apartment
- Filled with character and charm
- Roof terrace with panoramic views
- Three well-proportioned double bedrooms
- Two designated parking spaces
- Garage in a block





Ground Floor



Approximate total area⁽¹⁾

1567.76 ft²
145.65m²

N.B: The landing is technically communal area, it is not in the lease but Hurn Court Management Company has given permission for the space to be used by the owners of number 5 provided you do not obstruct the fire escape.

Balconies and terraces

308 ft²
28.7 m²

Reduced headroom

176 ft²
16.3 m²

The floorplan does not include the garage.

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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