

Lakeridge Cottage, Pitt House Lane, Christchurch, BH23
6AU

Guide Price: £950,000



FINE & COUNTRY

A charming former railway cottage...

A CHARMING FORMER RAILWAY COTTAGE, BUILT CIRCA 1865, OFFERING SUBSTANTIAL ACCOMMODATION INCORPORATING THREE RECEPTION ROOMS, FIVE BEDROOMS AND FOUR MODERN BATH/SHOWER ROOMS, OCCUPYING A SIZEABLE AND SECLUDED PLOT OF APPROXIMATELY 1.5 ACRES.

This former Railway Workers Cottage has been the subject of sympathetic extension and improvement by the current owners and now offers substantial, well presented, family orientated accommodation to include three Reception Rooms, a spacious Kitchen/Dining Room, a large Conservatory, five Bedrooms and four luxurious Bath/Shower Rooms. Furthermore, this delightful property sits on a substantial plot of approximately 1.5 acres with extensive lawned gardens, a Paddock, a large Workshop and original brick walling from the Railway Platform.

Occupying a tucked away and private position within Hurn Forest where the old Avon Causeway Railway Line used to run, the property is well positioned on the edge of both Hurn Village and the Avon Valley, within easy reach of Bournemouth Airport and approximately 3 miles from the beautiful harbourside town of Christchurch.

The ground floor offers spacious family orientated accommodation.

A dual aspect Sitting Room features a red brick chimney breast facilitating a wood burning stove and enjoys twin doors to the rear Terrace.

The Dining Room offers twin doors to the Conservatory and features wooden flooring.

An additional Reception Room, which could be utilized for multiple purposes, enjoys a dual aspect with twin doors to both the Conservatory and Rear Garden.

The Kitchen/Breakfast Room offers a comprehensive selection of wooden units and enjoys a gas fired Rangemaster oven, along with a fuel burning Range cooker, further complemented by both a spacious Boot Room and a Utility Room.

The bright Conservatory is of UPVC double glazed construction with a pitched roof over and affords an excellent outlook, along with external access to the Rear Garden.

The ground floor further enjoys a spacious Entrance Hall and a modern, luxurious Shower Room.

To the first floor, a spacious Master Bedroom suite is complemented by a Dressing Area, an impressive fully tiled En Suite Bathroom with a spa bath and a Balcony.

Bedroom Two enjoys a dual aspect, a selection of fitted wardrobes, a modern

En Suite Shower Room and a Balcony, affording an excellent outlook.

Bedrooms Three and Four are both ample size double rooms with fitted wardrobes, whilst Bedroom Five, which is currently used as a Study, is an ideal single Bedroom.

In addition, the first floor offers an impressive fully tiled modern Bathroom, featuring a spa bath.

EXTERNALLY:

A sizeable plot features stunning gardens with sweeping lawns interspersed with individual trees and benefiting from a large Terrace to the rear of the property.

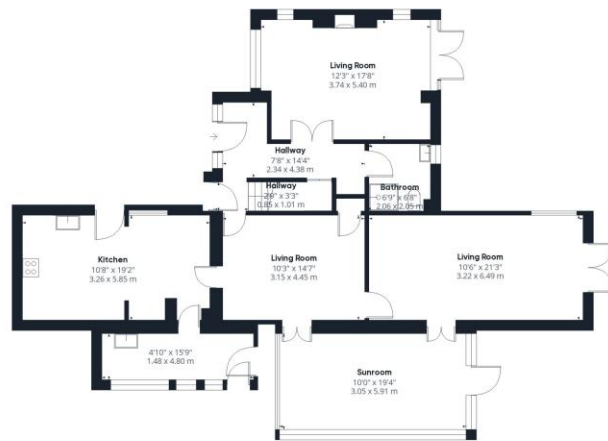
A large Workshop sits to one side of the plot with a separate gravelled access via the side of the property. There are further areas of gardens, an original Railway Platform, a Paddock and an outside W.C

TENURE: FREEHOLD

KEY POINTS

- Tucked away location
- Attractive 1.5 acre plot
- Three Reception Rooms
- Five Bedrooms
- Four Bath/Shower Rooms
- Heat pump & Solar panels





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1978.98 ft²
183.85 m²

Balconies and terraces

162 ft²
15.05 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



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