

Troublefield Cottage, 124 Matchams Lane,
Christchurch, Dorset, BH23 6AN

Asking Price **£950,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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A Private Country Home set in 0.9 of an Acre

THIS WONDERFULLY PRIVATE COUNTRY HOME SET WITHIN APPROXIMATELY 0.9 OF AN ACRE, IS BEAUTIFULLY PRESENTED AND BENEFITS FROM EQUESTRIAN FACILITIES AND A RARE OPPORTUNITY TO LEASE A FURTHER 7 ACRES OF ADJOINING LAND.

Troublefield Cottage is a characterful four-bedroom country home occupying an enviable and exceptionally private position on Matchams Lane, surrounded by mature woodland and open countryside. Offering comfortable family living with an abundance of outdoor space and genuine potential for those looking to embrace a more rural, self-sufficient lifestyle.

The accommodation is arranged over two floors and begins with a welcoming entrance hall. The open-plan kitchen/dining room is particularly impressive and forms the heart of the home. The kitchen features a range of bespoke-style cabinetry, timber work surfaces, a large central island and an exposed brick feature wall, while the generous dining area provides ample space for family meals and entertaining.

The living room is equally characterful, centred around an attractive exposed brick fireplace with a wood-burning stove and enjoying lovely views over the surrounding grounds. There is also a useful boot room and ground floor cloakroom, ideally suited to a property of this nature.

Upstairs are four bedrooms, together with a family bathroom and an en-suite shower room. The accommodation provides flexibility for family living, guest accommodation or home working, the bedrooms enjoying elevated views across the gardens and surrounding greenery.

Outside is where Troublefield Cottage really comes into its own. The property sits within approximately 0.9 of an acre of private grounds, incorporating extensive paved areas immediately adjoining the house, established planting, mature trees, lawned areas, vegetable growing areas and a ornamental pond. The gardens offer a wonderful combination of formal and informal spaces, with plenty of room for children, entertaining and outdoor pursuits.

For those with equestrian interests or aspirations for a smallholding lifestyle, the property offers particularly exciting potential. The grounds include stabling and hay storage, together with established areas suitable for keeping animals and growing produce.

In addition, there is the opportunity to lease the adjoining approximately 7 acres of land from the Forestry Commission, comprising a 5-acre field and a further 2-acre parcel. This additional land significantly enhances the lifestyle appeal of the property and provides an exceptional opportunity for equestrian use, grazing or those seeking additional space for a smallholding, subject to the terms and conditions of the lease.

The setting is exceptionally private, with mature woodland creating a stunning backdrop and a genuine feeling of being away from it all, whilst remaining conveniently positioned for Christchurch and the surrounding area.

TENURE: FREEHOLD
COUNCIL TAX BAND: G



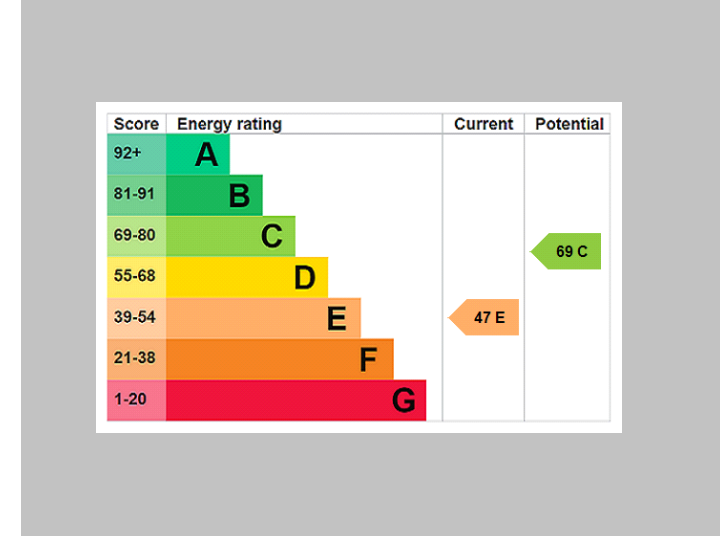
KEY POINTS

- DETACHED COUNTRY HOME
- APPROX 0.9 OF AN ACRE
- FURTHER 7 ACRES AVAILABLE
- STABLES & HAY STORAGE
- OPEN-PLAN KIT/DINING ROOM
- HIGHLY PRIVATE SETTING



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Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
 01202 474202 | enquiries@sladeschristchurch.co.uk
 Website www.sladeshomes.co.uk

