



£555,000

Cedar Cottage, 26 Hurn Court Hurn Court Lane, Christchurch, BH23 6BH



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This private estate consists of apartments in the main mansion house plus individual properties and cottages all enjoying the peace and tranquility of this unique setting.'Cedar Cottage' is a gorgeous property in immaculate condition throughout and lovingly looked after. Offering well planned accommodation, views over open countryside, a large courtyard garden, garage and parking.

The cottage comprises of a spacious entrance hall which opens to a dining area from which there are double opening doors to the lounge. The lounge has a cosy feel featuring a brick fireplace with wood burner. The kitchen/breakfast room is well equipped with a Rangemaster oven, integrated appliances, ample storage units including glazed display cabinets, stone tiled splash backs, under unit lighting, breakfast seating area, feature tiled flooring and double opening French doors to the rear garden. Also located on the ground floor is a double bedroom and a luxury shower room with quality floor and walls tiles, large built-in mirror with spot lighting and built-in storage. The first floor landing has a useful linen store cupboard and velux window making this a light and airy space, the master bedroom is very spacious with double aspect windows, a good range of quality built-in units and access to under eaves storage. Bedroom three has pleasant views to the rear, the main bathroom is a good size and offers a jacuzzi bath, built-in basin/storage unit, large mirror and half tiled walls.

Externally, the front garden comprises of a lawned area with border. To the rear is a charming courtyard walled garden, the majority of which is tiled with adjoining shrub areas, there is outside lighting and electric points. From the garden area is a door leading to the garage which has power supplied and electronic opening.

Hurn Court 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 and in later years became a well known public school, following the closure of the school in the late 1980's, 35 different properties were created making Hurn Court a unique place to live. The grounds are accessed via electronic security gates at either Hurn or Holdenhurst Village, scenic country and river walks are on the doorstep as well as tennis courts, yet the town centres of both Bournemouth and Christchurch are less than 5 miles away.

#### Council Tax Band E

Service charge : £1,696.86 p.a. for the upkeep and maintenance of the grounds, this amount includes payment to a contingency/reserve fund.

Please note the garage is on a separate lease with a ground rent payable of approximately £20.00 p.a.

## FEATURES & SPECIFICATIONS

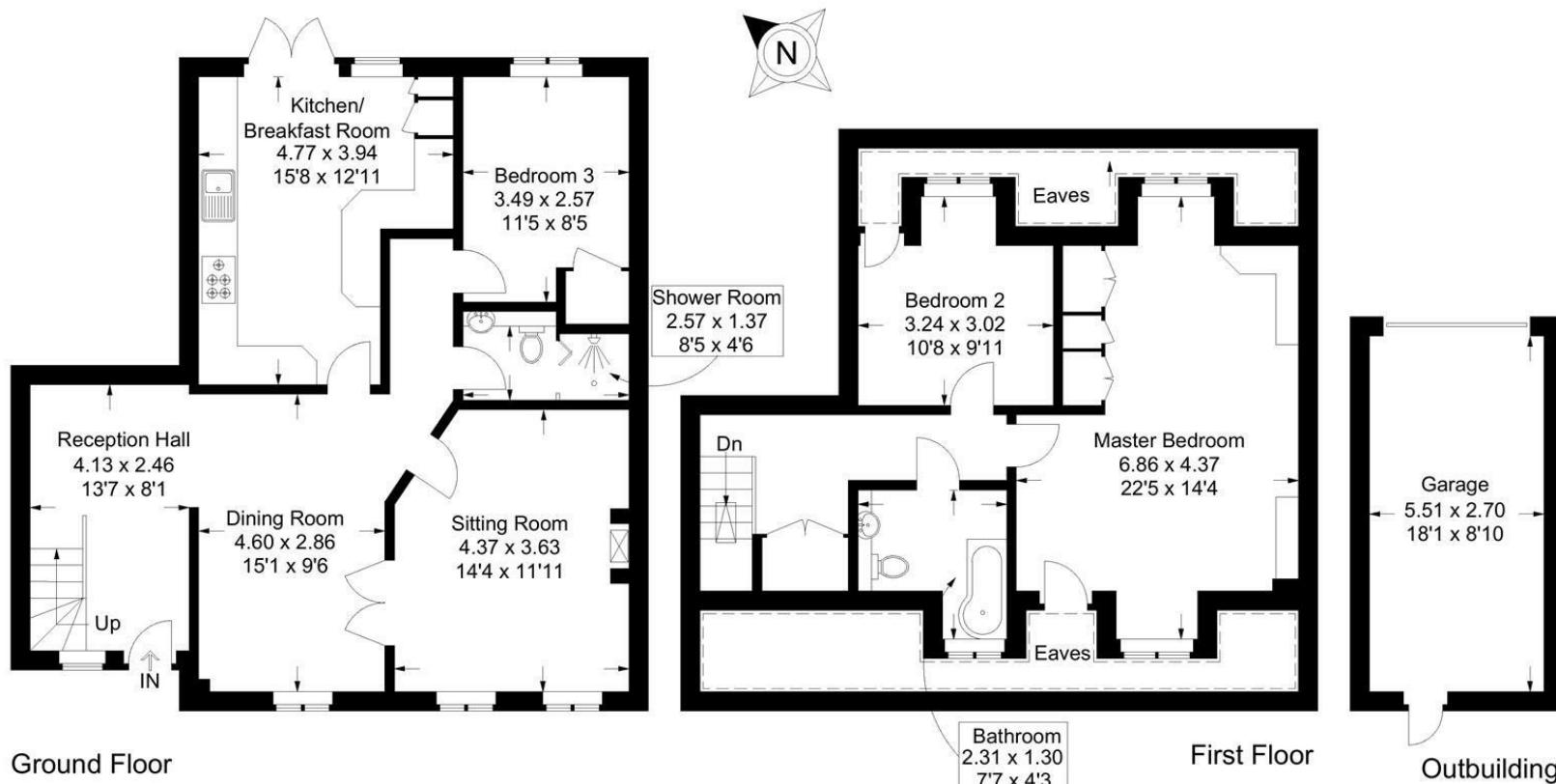
- Unique cottage built in 1996
- Set within grounds of substantial private estate
- Brick fireplace with wood burner
- Rangemaster oven
- Integrated kitchen appliances
- Beamed ceilings and flagstone tiled flooring
- Water softener
- Walled courtyard garden
- Garage, allocated parking & visitor parking
- Easy access to Bournemouth and Christchurch

# Cedar Cottage, Court Lane, Hurn

Approximate Gross Internal Area = 142.6 sq m / 1534 sq ft

Outbuilding = 15.3 sq m / 165 sq ft

Total = 157.9 sq m / 1699 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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