



The Coach House, Hurn Court, Christchurch. BH23 6BH

16 High Street, Christchurch Dorset BH23 1AY

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In our view.....The Coach House offers the rare combination of historic charm and high ceilings coupled with the practical requirements of a modern house. It has a truly unique setting within 10 acres of fabulous grounds and yet is only minutes from all the amenities of modern life.

Christchurch Town Centre – 4.5 miles Bournemouth Town Centre – 4.7 miles

Bournemouth Central Station (mainline London Waterloo) 4.3 miles

Southampton Town Centre 35.8 miles London Mayfair 102 miles





Location



Hurn Court is the former country estate of the Earl of Malmesbury and comprises a Grade II Listed mansion house with adjoining parkland of approximately 10 acres. Its unique position feels like a truly rural location, yet the property is only minutes from all the amenities of modern life including commuting routes, excellent schools and a major shopping centre.

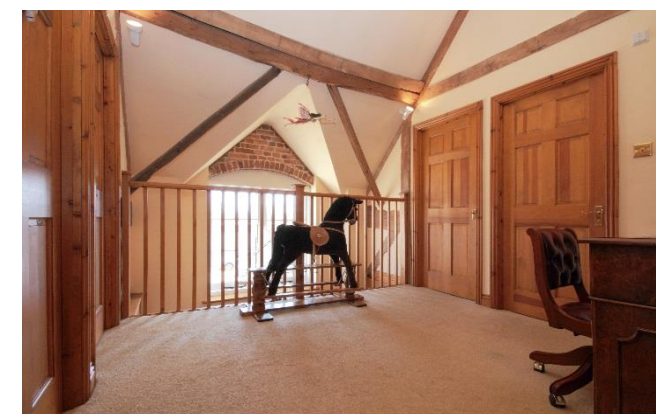
Hurn Court has the benefit of electronically controlled security gates and long private driveways surrounded by open farmland. The estate itself comprises of 35 individual properties of varying character, reflecting the history of the estate as a country house, private school and private development. The Grade II listed Coach House (built in 1812) is the principal property within the original stable block courtyard and is considered one of the largest freehold cottages on the development.

Accommodation



Although dating back to 1812, the Coach House was converted to modern standards by its original architect owner in 1995. The current owners purchased the property in 1997. The gracious ground floor accommodation benefits from high ceilings and offers a large bespoke luxury dining kitchen with French doors to the private rear garden. The spacious sitting room contains feature arched alcoves, a wood burning stove and French doors to the garden. The main entrance dining hall has a feature galleried landing with original high level beams visible.

The generous first floor accommodation benefits from a galleried landing which offers the potential for use as office space. The landing has a feature window overlooking the courtyard and an extra height ceiling. The well proportioned master bedroom suite boasts both a dressing area and en-suite bathroom. There are two further double bedrooms, an additional dressing area and a family bathroom.



Outside

The private walled rear garden has a south westerly aspect and is directly accessible from the sitting room, kitchen and garage. The garden has a large patio area and a separate grass area linked by a feature arch. The west wall of the house has a mature feature Wisteria and the remainder of the garden has established fruit trees and climbers.

The property benefits from a well proportioned garage which is accessed by large Coach House double doors to the front of the property. There are two private allocated parking spaces immediately in front of the property and additional visitor parking nearby.

Hurn Court Parkland

The Coach House is situated within approximately 10 acres of beautifully manicured parkland. This idyllic setting features a small lake, impressive mature trees and communal tennis courts.

Maintenance

Maintenance costs are shared amongst the 35 properties on the estate and a 10 year plan for future expenditure is available. The estate benefits from a resident Managing Agent and the maintenance fees provide for the upkeep of the communal grounds, private roads, electronic gates, tennis courts and pumping station. The maintenance fee is around £1100 per annum. Further information is available should it be required.

Local Authority

Christchurch Borough Council
Council Tax Band F

Asking Price: £499,950 Freehold



Floor Plan

1,585 Internal SQ.FT

145.4 Internal SQ. M





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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