



Holly Cottage, Hurn Court, Christchurch. BH23 6BH

16 High Street, Christchurch Dorset BH23 1AY

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**JIM**  
Jordan Marks Estates  
*Signature Homes*



*Holly Cottage, Hurn Court, Christchurch. BH23 6BH*



In our view.... Holly Cottage 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 in all approaching 10 acres extending down to the river Stour. Christchurch Town Centre is located approximately 4 miles to the south and Bournemouth is approximately 4 miles to the east.

The Estate, which is surrounded by open farmland, has been developed into 35 individual units including 8 properties within the main house and 8 in the adjoining wing and stable block. Believed to have been built in 1812. Holly Cottage is approached either from the north or south by electronically controlled security gates and long private driveways, one of which has private bridges over both The Stour and Leaden Stour.

## Accommodation



Holly Cottage was built in 1996 by a specialist building firm giving the property grade II status. The property offers the opportunity to reside within a beautiful and substantial residence, whilst also internally providing a luxurious home with versatile and flexible accommodation over two floors.

The spacious and comfortable residence stretches close to 1300 Sq ft. offering two bedrooms and two bathrooms including a newly fitted luxury en-suite shower room. A property filled with character, this home offers ample built in storage within the space. It also boasts a large sitting and formal dining room with a generously proportioned luxury kitchen including modern appliances and granite worktops.



### Outside

A well maintained garage measuring 18' x 9' is allocated near by the property. There is one allocated parking space but also adequate visitor parking.

### Local Authority

Christchurch Borough Council,  
Council Tax Band E

### Viewing Arrangements

Strictly by appointment only.

### Hurn Court Parkland

Holly Cottage is situated within 10 acres of privately managed parkland and accessed via electronically controlled security gates. The beautifully manicured surrounding grounds feature tennis courts and numerous mature trees and shrubbery.

### Maintenance

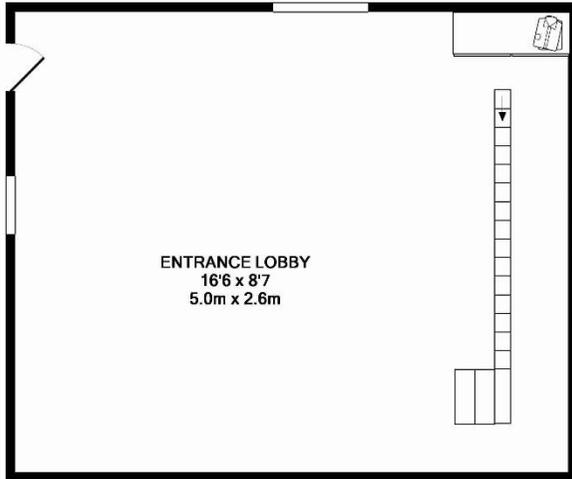
We understand the maintenance for Holly Cottage for 2015 has been assessed at £1,200, which provides for the upkeep of the communal grounds, private roadways, tennis courts, gates and pumping station. Further information including a 10 year plan is available on request.

### Guide Price

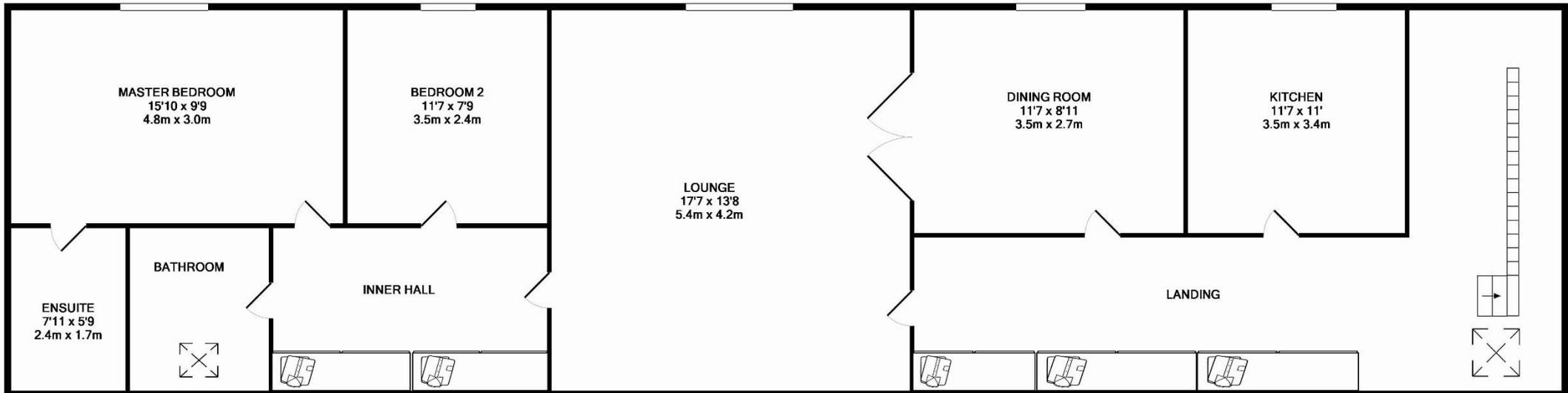
£375,000, Freehold



Floor Plan  
1216 Internal SQ. FT  
113 Internal SQ. M



GROUND FLOOR



1ST FLOOR



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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