



Hurn Court, Hurn Court Lane, Christchurch, BH23 6BH

SPENCERS
NEW FOREST





A rare opportunity to purchase an elegant, Grade II listed residence situated on the south west side of the main Manor House in the exclusive Hurn Court Estate. Heron Lodge is a grand 6/7 bedroom home, boasting retained period features, while offering spacious, light and airy living. This exquisite home benefits from views of the surrounding grounds, tall ceilings and sash windows throughout, a private courtyard and access to the 10 acres of beautifully presented grounds adjoining the River Stour, including two tennis courts.

Please scan to view the cinematic video tour



 4  6/7  5





The Property

- Double oversized front doors open into the entrance lobby featuring flagstone flooring
- Grand entrance hall with feature central staircase and large inglenook fireplace featuring a wood burner
- Study with dual aspect onto the front and side lawns
- Kitchen comprises a selection of wall and base cabinets, solid wood worktops, a breakfast bar, Range style oven with 6 ring gas hob, full height cupboard housing the boiler and double French doors lead out to an area of lawn to the side of the property
- Utility room features a 1 ½ bowl sink, space for washing machine, tumble dryer and dishwasher, and a large larder cupboard
- A secondary hallway with large store cupboard, gives access to the dining room/games rooms, ground floor WC, secondary staircase and double doors out to the private courtyard
- The dining room/games room features a log burner and leads through to the wine cellar and gym/studio
- The first floor features a central galleried landing with atrium above, flooding the property with light



4



6



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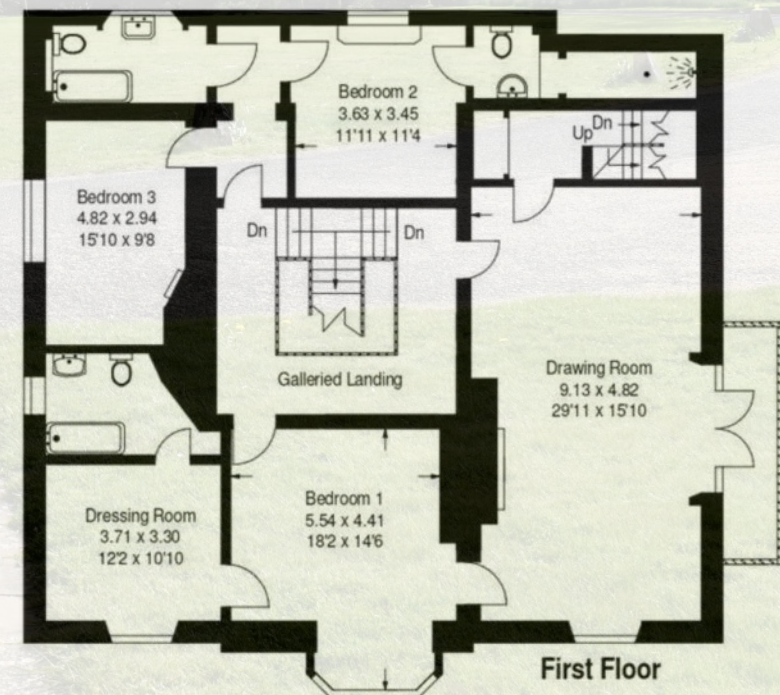
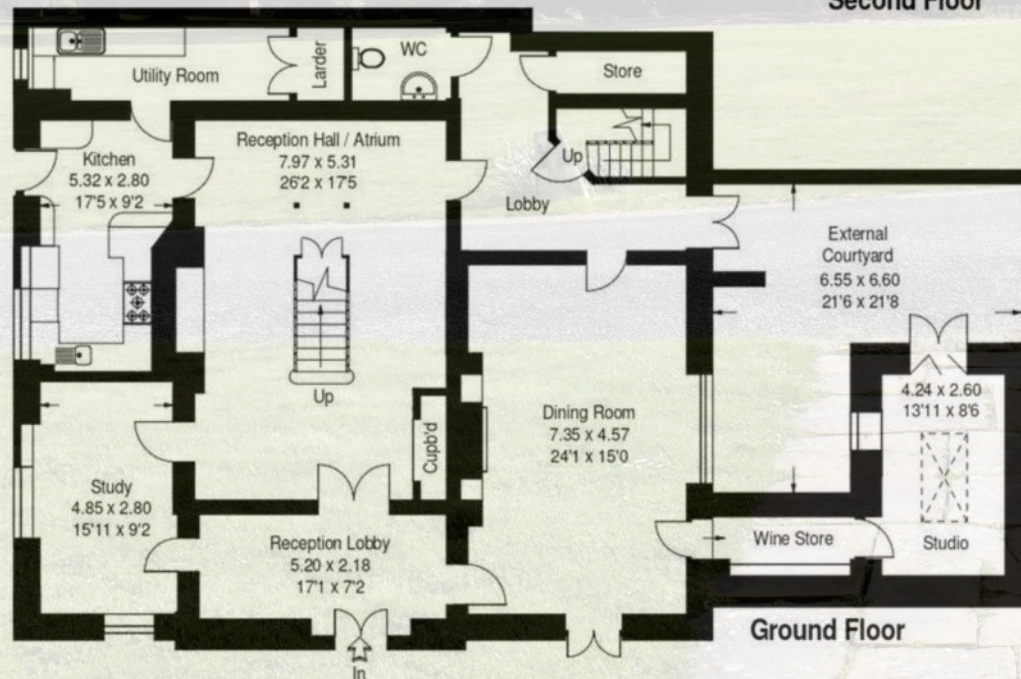
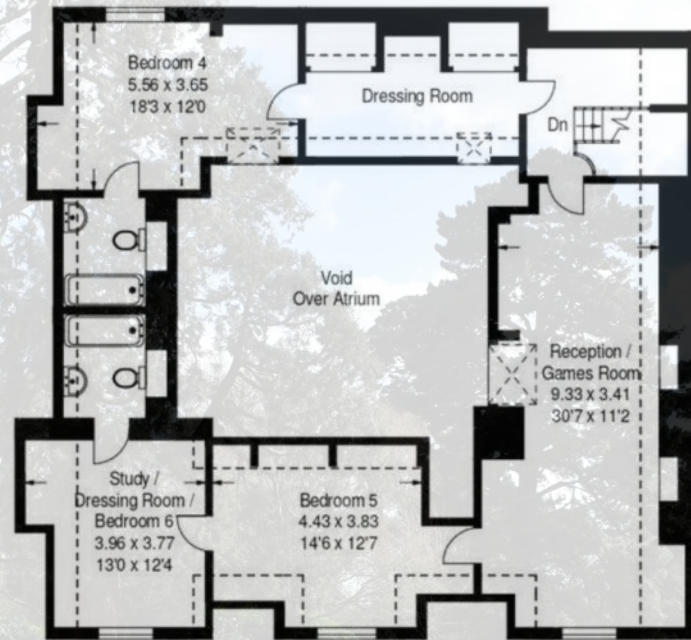
FLOOR PLAN

Gross internal area (approx) :-
484sq m / 5215 sq ft excluding Courtyard

For identification only. Not to scale.

© Floor Plans Southern Ltd 07710 270108

---= Reduced headroom below 1.5 m / 5'0







The Property Continued...

- The landing gives access to the lounge/drawing room, Master suite, two further bedrooms, one with en-suite shower room and a family bathroom
- Lounge/drawing room comprises a log burner and full height sash windows with double doors which open onto the balcony with views over the south lawns
- Master suite features a full height bay window offering exquisite views, a spacious dressing room and en-suite bathroom with bath and shower over
- The secondary staircase is accessed from the lounge/drawing room and provides access to the second floor accommodation
- Second floor consists of;
 - Lounge/studio room leading onto two generous double bedrooms (the second alternatively suited as a large dressing room), one with en-suite bathroom
 - Dressing area leads through to a further bedroom with views to the front of Hurn Court and the tennis courts, also benefitting from en-suite bathroom

Services

Council Tax Band: G

Energy Performance Rating: D Current: 58 Potential: 73

Maintenance Charges Apply

All Mains Services Connected

Available download speeds of 32 Mbps (Superfast)



The Situation

Heron Lodge is located within Hurn Court which was originally converted from the well known local public school which was formally the country estate of the Earl of Malmesbury. It is beautifully situated within 10 acres of stunning parkland grounds in the stunning Stour valley. Located in the medieval parish of Christchurch within a four miles distance which offers superb shopping facilities, boutiques, café's and restaurants. The larger centre of Bournemouth is four miles east with a mainline railway station with direct links to London Waterloo. Nearby, only a mile distant, is the very convenient Castlepoint Shopping Centre which offers a variety of superb shops which also includes several major high street names.

Directions

Proceed out of Ringwood along the Christchurch Road, after about three miles turn right over the Avon Causeway, this road will take you to Hurn. At the roundabout turn left then next right into Hurn Court Lane. Continue along this lane, bear left and you will come to the main entrance gates, proceed into Hurn Court, drive into a large courtyard and continue round the back of the building. You will come to an external staircase which leads to the first floor apartment.







Grounds & Gardens

- Hurn Court is accessed through electrically operated gates along a sweeping drive, with adjoining farm land either side
- 10 acres of stunning shared grounds offering areas to enjoy the wildlife and River Stour
- Access to two tennis courts located in the grounds
- Heron Lodge benefits from a double garage and two private parking spaces to the front left of the house
- Private courtyard nestled within the Manor House accessed from the ground floor accommodation

Viewing

By prior appointment only with the vendor's selling agents
Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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