



Pitt House Lane, Hurn, Christchurch, BH23 6AU

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NEW FOREST





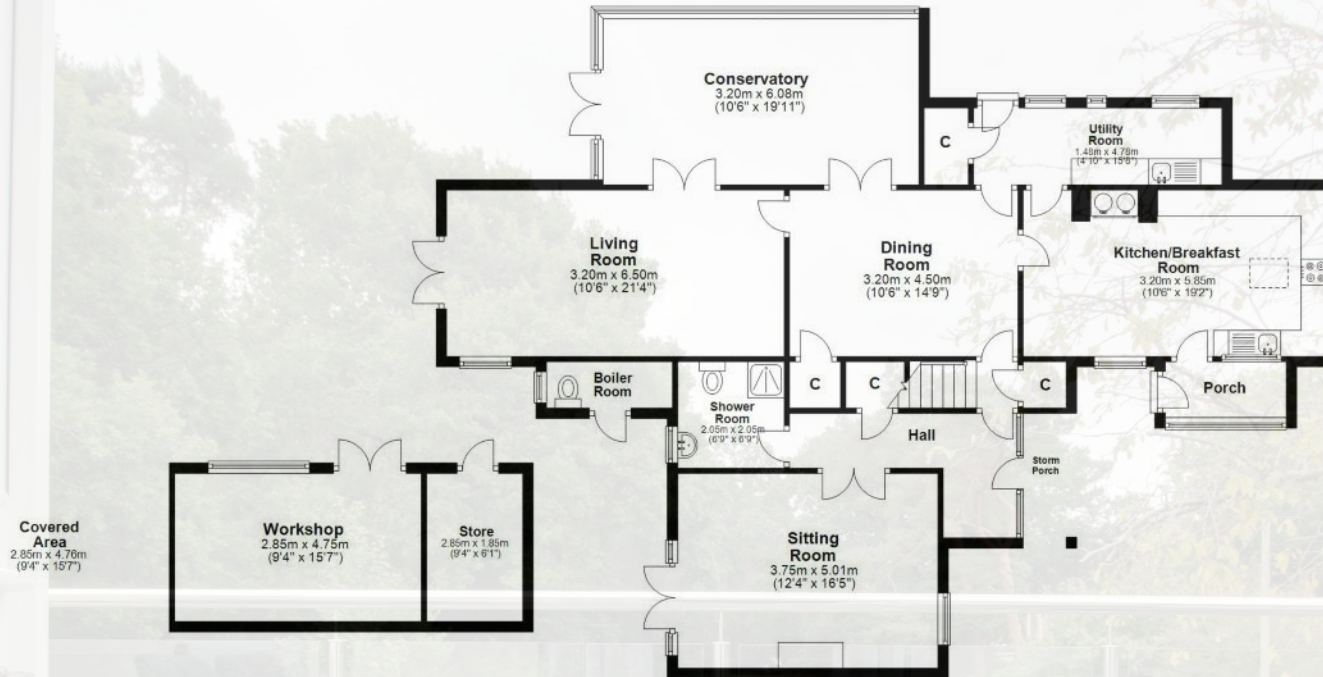
The Property

A well appointed, detached home which is located in an attractive and almost hidden woodland setting on the edge of the Hurn Forest, within easy reach of both Ringwood and Christchurch. This previously extended home features generous living accommodation over two floors with five bedrooms, four luxurious bathroom suites and three reception rooms. Outside, the extensive lawns, which measure to in excess of an acre, include a separate paddock which formed part of the original former Hurn Railway Station.

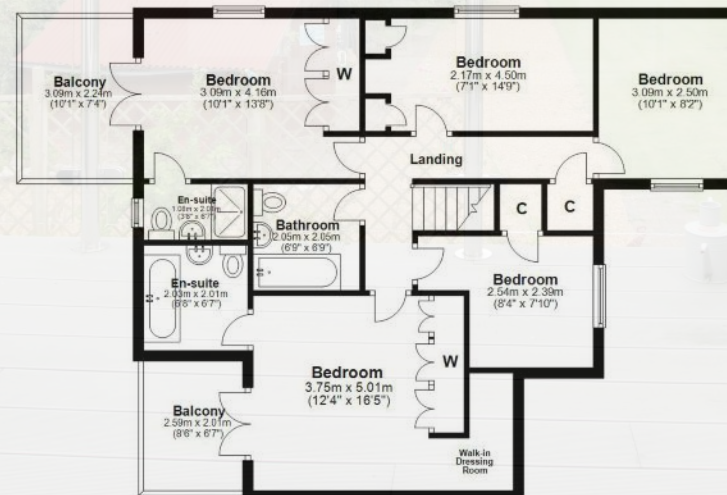
- Spacious entrance hall with wood effect floors and stairs to first floor accommodation. Ground floor cloak/shower room.
- The double aspect living room features an open fireplace with brick hearth and built in wood burning stove. French doors leading onto rear terrace.
- The well fitted kitchen has an excellent range of built in base, wall and drawer units with plenty of work space. A gas fired Rangemaster oven with 5 ring hob, two ovens with grill as well as having the benefit of a Range cooker which is solid fuel (either wood or coal) and space for fridge/freezer.
- A spacious boot room and utility room with additional sink, space and plumbing for white goods and further space for fridge/freezer.
- Games room/study with attractive walnut effect flooring and aspect over rear gardens.
- Bright conservatory with wooden floors and aspect over gardens.
- Upstairs, there are five good sized bedrooms with three luxurious bathrooms.
- The principle bedroom with aspect over the gardens further benefits from a nice balcony with plenty of space for outside furniture. Dressing area, built in range of wardrobes, a modern and stylish three piece suite including a Jacuzzi bath with overhead shower and screen.
- The guest bedroom features doors out onto a balcony and ensuite shower room with three piece suite.
- Two further bedrooms with built in wardrobes and large family bathroom with modern three piece suite shower over bath.

FLOOR PLAN

Ground Floor



First Floor



Total area: approx. 238.3 sq. metres (2565.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.







Directions

Exit Ringwood onto the Christchurch Road, taking you out of Ringwood heading towards Sopley and Christchurch. Turn right taking you over the Avon Causeway and just before the flyover, turn right into Pitt House Lane, continue along this road and turn left where you see a sign saying Railway Cottages. Continue along this drive and you will come to the property on your left hand side.

The Situation

Hurn is a village and civil parish in southeast Dorset, between the River Stour and River Avon in the borough of Christchurch, five miles north east of Bournemouth. The nearby town of Christchurch offers a superb range of shops, boutiques, cafes and restaurants. The town has its own harbour with two sailing clubs, a rowing club and excellent beaches nearby at Mudeford. Within a short drive, there is the New Forest National Park, easily accessible and offering thousands of acres of Heath and Woodland for outstanding, walking, cycling and horse riding. Bournemouth International airport offers direct flights to all major European cities.

Services

Mains Electric & Water
Private Drainage System
Air Source Heat Pump
Solar Pannels
Energy Performance Rating: TBC
Ofcom Internet Speed: 1,000 Mbps

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.







Gardens & Grounds

The property features stunning gardens with sweeping lawns, measuring to just over an acre, interspersed with individual trees and a large terrace, adjacent to the rear of the property creating a superb alfresco dining area.

There is also an outside bar and hot tub area as well as a gate leading into a further area of gardens and an additional access. A large garden shed/summer house sits to one side of the plot with a gravel access via the side of the property.





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

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