



Slades

124 Hurn Road, Christchurch, Dorset, BH23 2RP
PRICE: £650,000

WITH EXCEPTIONAL VIEWS ACROSS THE RIVER STOUR & IFORD GOLF COURSE, THIS 3 DOUBLE BEDROOM DETACHED PROPERTY IS SITUATED ON THE VERY EDGE OF THE MARKET TOWN OF CHRISTCHURCH

This is a rare opportunity to purchase this 3 double bedroom detached property sat on the very edge of the market town of Christchurch and with an elevated position with views across the River Stour & Iford Golf Course to the rear. This individual property has been extended on the ground floor over the years to provide excellent proportion living accommodation. Being on the very edge of town the property enjoys a convenient location for routes out of Christchurch towards Bournemouth and Southampton whilst Christchurch Town Centre is approximately 2 miles distant with its historic 11th Century Priory, pedestrianised shopping facilities in Saxon Square and various coffee shops, bars and restaurants. There are local shops also nearby in Marlow Drive and the house is also conveniently situated for local bus routes to Christchurch Town Centre and beyond.

The property is situated at the very end of a small slip road which means the property is not directly on the main road. From the slip road there is a driveway with ample car parking for several cars and there are further double gates leading to a car port. There is also a large integral double garage with electric doors and access to the main house.

Once inside the attractive wooden front door there is an entrance hall and ground floor cloakroom. Double doors lead from the entrance hall to the large split-level lounge/dining area which benefits from both double French doors and sliding patio doors to the rear garden which faces a westerly direction and creates a light, airy feel to these rooms. The lounge has a feature fireplace and a further door to the conservatory. From the dining area a door leads to the well appointed kitchen which is fitted with a range of attractive wooden units and has room for a dining table. Again there is a large picture window in the kitchen making full use of the views to the rear.

From the dining room the open tread stairs lead to the first floor where there is a master bedroom with a range of fitted wardrobes and a French door leading to a BALCONY giving views across the River Stour to the Golf Course and there is also a well equipped EN-SUITE with separate shower cubicle and bath. There are 2 further double bedrooms and a family bathroom.

Outside is a real feature of the property with a block paved area directly to the rear of the house with steps down to the large decking area which gives an ideal entertaining space to enjoy the superb views. To the right-hand side of the house as you look is an area laid to lawn by the conservatory and the remainder of the gardens are accessed via a small gap and these are currently mainly laid to timber decking and have a wooded aspect. There are further steps down to the riverbank and we understand the riverbank area is conveyed with the property.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL
GROUND FLOOR CLOAKROOM
LOUNGE AREA: 16'2" x 15'9" (4.93m x 4.8m)
DINING AREA: 17'6" X 14' (5.33mX4.27m)
KITCHEN: 14' x 11' (4.27m x 3.35m)
CONSERVATORY: 15' x 9'1" (4.57m x 2.77m)
MASTER BEDROOM: 13'5" x 13'3" max (4.09m x 4.04m max)
EN-SUITE SHOWER ROOM
BEDROOM TWO: 11' x 10'4" (3.35m x 3.15m)
BEDROOM THREE: 10'8" max x 10'7" (3.25mmaxx 3.23m)
BATHROOM

COUNCIL TAX BAND: F



GROUND FLOOR
APPROX. FLOOR
AREA 116.4 SQ.M
(1263 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 56.2 SQ.M.
(605 SQ.FT.)

TOTAL APPROX. FLOOR AREA 172.6 SQ.M. (1868 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
Made with Metron 02/18



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPRs) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



7 Castle Street, Christchurch, Dorset BH23 1DP
 Tel: (01202) 474202 or e-mail: enquiries@sladeschristchurch.co.uk
www.sladeshomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	