



Slades

**The Firs, The Copse, 64 Hurn Way,
Christchurch, Dorset, BH23 2PD
PRICE: Guide Price £1,000,000**

AN OPPORTUNITY TO PURCHASE ONE OF TWO BRAND NEW DETACHED PROPERTIES WHICH HAVE BEEN COMPLETED TO AN EXCELLENT SPECIFICATION. SITUATED IN ONE OF CHRISTCHURCH'S MOST FAVOURED RESIDENTIAL ROADS.

The Copse. An exclusive development of two brand new detached houses in one of West Christchurch's most favoured residential roads. The development is situated approximately 2 miles from the historic town centre of Christchurch with its 11th Century Priory, Town Quay and its many popular shops, cafes, bars and restaurants. The properties are also a short drive away from some of the South's most popular beauty spots. Hengistbury Head, Mudeford Quay and the award winning Avon Beach for those days by the coast while St Catherine's Hill and the New Forest National Park provide mile after mile of beautiful countryside. Christchurch mainline railway station to London Waterloo is also close at hand with a journey time of just 1hr and 50 minutes. Excellent infant, junior and senior schools are also within easy reach.

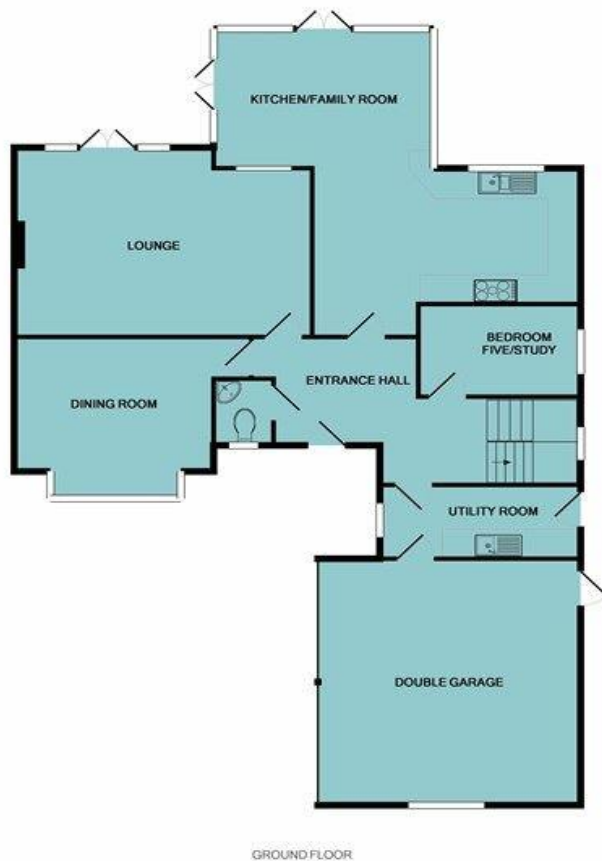
A private driveway takes you into the Copse with electric gates opening onto both The Firs and The Oaks. The Firs offers plenty of off road parking, a double garage and gardens to three sides. The ground floor has two reception rooms as well as an excellent triple aspect kitchen/family room. The kitchen and all its appliances are of top quality, there is also a separate utility room. The study/bedroom five is also located on the ground floor. The first floor boasts four further bedrooms. The master bedroom has a dressing room and en-suite shower room and the second bedroom also benefits from an en-suite and built in wardrobes. All the bathrooms are very well appointed and tastefully finished. We have been informed that The Firs offers 2,765 square feet (256.58m²) of accommodation.

The attention to detail and quality of finish of the properties must really be seen to be fully appreciated, some of the many features include...

Sonos sound system with speakers built in throughout the house.
Alarm system and CCTV.
Electric main gates with intercom system and garages with electric doors.
Under floor heating throughout the ground floors.
Top quality fittings throughout.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL
CLOAKROOM
LOUNGE: 20' x 14'8 (6.1m x 4.47m)
DINING ROOM: 13'10 x 9'9 (4.22m x 2.97m)
KITCHEN AREA: 18'3 x 9'11 (5.56m x 3.02m)
FAMILY AREA: 14'10 x 10'2 (4.52m x 3.1m)
BEDROOM FIVE/STUDY: 10'11 x 6'9 (3.33m x 2.06m)
UTILITY ROOM: 14'5 x 5'4 (4.39m x 1.63m)
FIRST FLOOR LANDING
MASTER BEDROOM: 16'9 x 13'5 (5.11m x 4.09m) PLUS DRESSING ROOM AND EN SUITE
BEDROOM TWO: 14'6 x 14'5 (4.42m x 4.39m) PLUS EN SUITE
BEDROOM THREE: 12'4 x 10'11 (3.76m x 3.33m)
BEDROOM FOUR: 12'3 x 10'11 (3.73m x 3.33m)
BATHROOM
DOUBLE GARAGE 18' x 18' (5.49m x 5.49m)



1ST FLOOR

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.
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