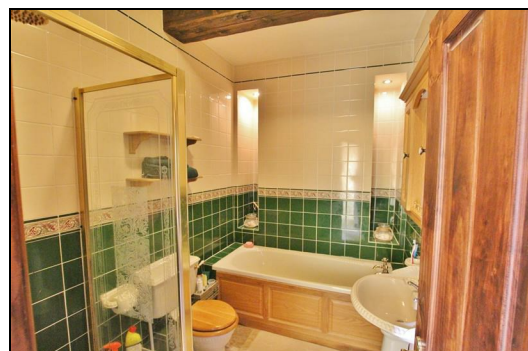
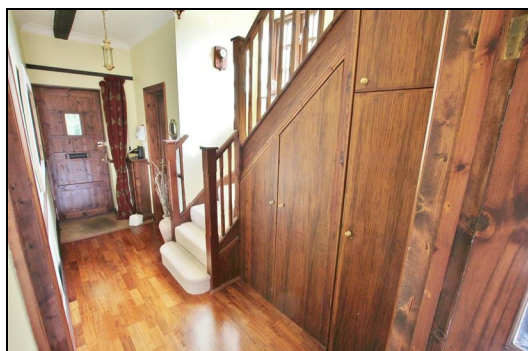




**17 Hurn Court Hurn Court Lane, Hurn, Christchurch, Hampshire,  
BH23 6BH**



**CHARACTERFUL COTTAGE IN A BEAUTIFUL SETTING** - This three bedroom end terraced cottage sits within a gated development in the grounds of a large country estate. Residents can enjoy use of the grounds, tennis courts and views of the open countryside.

The cottage itself has accommodation consisting of a cosy lounge/diner with wood-burner and a country-style kitchen with integrated appliances and range cooker. The ground floor also has a handy WC in the entrance hall as well as plenty of fitted storage under the stairs.

Upstairs the master bedroom will accommodate a super-king bed and comes with fitted dressers and wardrobes. The two smaller bedrooms are at the rear and the family bathroom with separate shower sits in between.

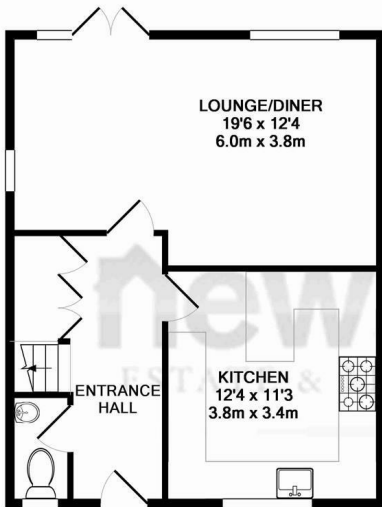
The property has modern gas fired central heating throughout in addition to the wood burner in the lounge.

Outside there is a lovely sunny courtyard garden accessed directly from the lounge/diner. The southerly aspect makes this space a great sun-trap. The courtyard also has access to the rear of the garage which has room for most cars and also provides additional storage in the pitched roof over.

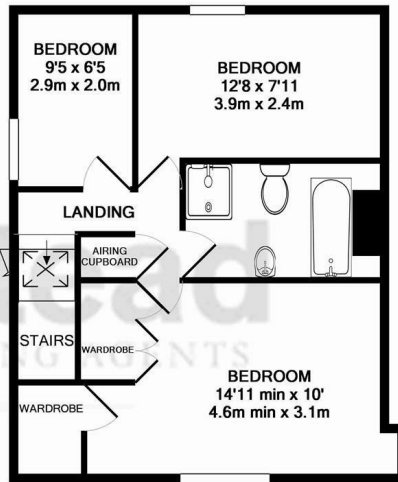
There is one allocated parking space in addition to visitor parking areas.

If you're looking for a property with bags of rural charm, yet within easy reach of nearby local amenities this could be for you.

Unfurnished  
 Available from 18th September 2015  
 No pets  
 Deposit: £1795  
 Community charge: £600 approx every 6 months  
 Council tax band E



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 482 SQ.FT.  
 (44.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 478 SQ.FT.  
 (44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

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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