

The logo for Slades, featuring the word "Slades" in a white, cursive script font on a teal rectangular background. A red horizontal line is positioned below the letter 's'.

**Lakeridge Cottage Pithouse Lane, Hurn,  
Christchurch, Dorset, BH23 6AU**

**PRICE: OIEO £600,000**

**A RARE OPPORTUNITY TO PURCHASE A FORMER RAILWAY COTTAGE BUILT CIRCA 1865, OFFERING SUBSTANTIAL ACCOMMODATION TO INCLUDE 3 RECEPTION ROOMS AND 5 BEDROOMS, OCCUPYING A SIZEABLE AND SECLUDED PLOT APPROACHING 1.5 ACRES.**

This former Railway workers cottage, constructed circa 1865, has been the subject of sympathetic extension and improvement by the Current Owners and now offers substantial family orientated accommodation to include 3 Reception Rooms, a spacious Kitchen/Breakfast Room, a large Conservatory and 5 Bedrooms. Furthermore, it sits on a substantial plot of approximately 1.5 acres with extensive lawned gardens, a large timber framed Workshop, an ornate wishing well and original brick walling from the railway platform.

Occupying a tucked away position where the old Avon Causeway Railway Line used to run, the property is well positioned on the edge of both Hurn Village and the Avon Valley, within easy reach of Bournemouth Airport and approximately 3 miles from the beautiful harbourside town of Christchurch.

A hardwood front door opens onto a spacious Entrance Hall with a useful storage cupboard and a staircase leading to the first floor Landing.

The Sitting Room enjoys a dual aspect with a window the front and twin opening doors to rear, to one wall is a feature brick built chimney breast. A spacious Dining Room leads to both the second lounge and a Kitchen/Breakfast Room and enjoys twin opening doors to the Conservatory. The second Lounge which would make an ideal Play/Family Room features an attractive fireplace with twin opening doors to the rear Patio and further twin opening doors leading to the Conservatory. A spacious Kitchen/Breakfast Room is fitted with a comprehensive range of cupboard and drawer units with matching display cabinets and end shelving, a feature solid wood fired "Aga" set within an attractive brick and timber surround, there is also a fitted double oven and grill, space for a number of appliances, part tiled walls and tiled flooring, there are also two windows and a door to the front providing access to a useful Porch area, a further door to the rear provides access to a Utility Room.

The sizeable modern Conservatory is of UPVC double glazed construction based upon a brick built plinth with pitched Polycarbonate style roof over, further complimented by wall mounted light points and wooden flooring.

A Ground Floor Shower Room is fitted with a matching white suite comprising a corner shower cubicle, a close coupled W.C. and a wash hand basin, with the benefit of an obscured window to the side and fully tiled walls.

The First Floor Landing benefits from a large storage cupboard and serves 5 First Floor Bedrooms. The light and airy Master Bedroom enjoys a dual aspect with an excellent outlook over the attractive grounds, it is fitted with a comprehensive selection of built-in Bedroom furniture and wardrobe facilities. Bedroom 2 is a light and airy room, again enjoying a dual aspect with a pleasant outlook over the attractive grounds, further complimented by built-in wardrobe facilities and wooden flooring. Bedroom 3 is again a good sized double room with a window providing a pleasant outlook to the rear with a selection of fitted Bedroom furniture. Bedrooms 4 and 5 are both good size single rooms with windows to the front and Bedroom 4 has the added benefit of a built-in over stairs storage cupboard. The Family Bathroom is fitted with a matching 3-piece suite to include a panelled bath, a close coupled W.C. and a pedestal wash hand basin, fully tiled walls and a window to the side.

**OUTSIDE:** A particular feature of the property is the large plot that it occupies, measuring approximately 1.5 acres. Immediately abutting the rear of the property is a pleasant paved Patio area, whilst the remainder of the garden is laid predominantly to lawn with a fine selection of mature trees, shrub and flower borders. The garden is divided into several areas by ranch style fencing and also features an ornate wishing well, original brick walling which provided support for the original Railway Platform and a large Detached timber framed Workshop.

The accommodation with approximate room sizes comprises:

**ENTRANCE HALL, SITTING ROOM: 18' x 12' (5.49m x 3.66m), DINING ROOM: 14' x 10' (4.27m x 3.05m), SECOND LOUNGE/PLAY ROOM: 13' x 10' (3.96m x 3.05m), CONSERVATORY: 19'1" x 10' (5.82m x 3.05m), KITCHEN/BREAKFAST ROOM: 19' x 11' (5.79m x 3.35m), UTILITY ROOM: 16 x 4'1 (16x1.24m), GROUND FLOOR SHOWER ROOM, FIRST FLOOR LANDING, MASTER BEDROOM: 17'10" x 12' ( 5.44m x 3.66m), BEDROOM TWO: 13' x 10' (3.96m x 3.05m), BEDROOM THREE: 14' x 7' (4.27m x 2.13m), BEDROOM FOUR: 8' x 7' ( 2.44m x 2.13m), BEDROOM FIVE: 10' x 8' (3.05m x 2.44m), FAMILY BATHROOM. DETACHED TIMBER FRAMED WORKSHOP.**

**COUNCIL TAX BAND: F.**



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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. Quoted floor areas may include garages, terraces and balconies.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G		20	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	