



Heron Lodge ~ Hurn Court ~ Christchurch ~ BH23 6BH

16 High Street, Christchurch Dorset BH23 1AY

[www.jordanmarksestates.co.uk](http://www.jordanmarksestates.co.uk)

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**JIM**  
Jordan Marks Estates  
*Signature Homes*



*Heron Lodge, Hurn Court, Christchurch. BH23 6BH*

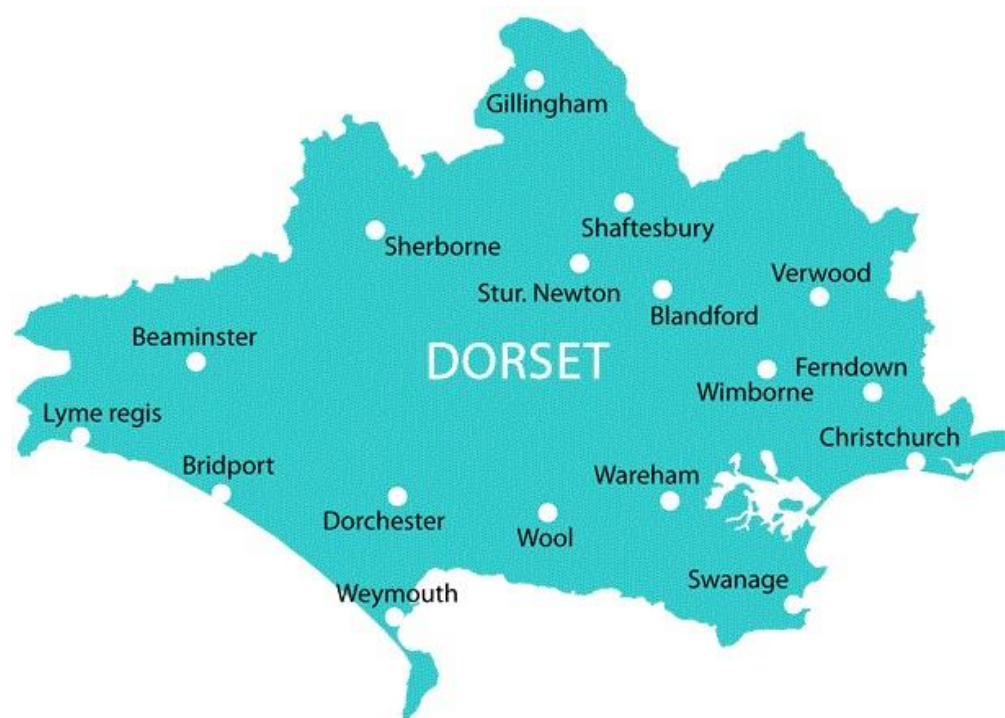


In our view..... Heron Lodge at Hurn Court offers the unique opportunity to reside within an elegant and gracious Grade II listed mansion house with unrivalled views across the glorious Hurn Court estate to open countryside beyond.

Christchurch Town Centre – 4.5 miles    Bournemouth Town Centre – 4.7 miles

Bournemouth Central Station (mainline London Waterloo) 4.3 miles

Southampton Town Centre 35.8 miles    London Mayfair 102 miles





### Location



Hurn Court is the former country estate of the Earl of Malmesbury and comprises a Grade II listed mansion house with adjoining parkland in all approaching 10 acres extending down to the River Stour. Christchurch Town Centre is located approximately 4 miles to the South and Bournemouth is approximately 4 miles to the East.

The Estate, which is surrounded by open farmland, has been developed into 35 individual units including 8 properties within the main house and 8 in the adjoining wing and stable block. Believed to have been built in 1812. Heron Lodge at Hurn Court is approached either from the North or South by electronically controlled security gates and long private driveways, one of which has private bridges over both The Stour and Leaden Stour.

## Accommodation



Heron Lodge at Hurn Court offers the opportunity to reside within an elegant and substantial 6 double bedroom Grade II listed mansion house dating back to the 19<sup>th</sup> century. Comprising of the South West portion of Hurn Court the residence extends to approximately 5215 Sq Ft of gracious and versatile accommodation stretching over three floors with all principle rooms facing South offering bright natural light and commanding views over the parkland.

Heron Lodge benefits from having retained original features including shutters, fireplaces and flagstone floors preserving the character and style of the property while the living space has been generously configured to include the provision of en-suite bathrooms and dressing rooms. The first and second floor provide flexible suite accommodation for guests, leisure activities, offices or a combination thereof. Of particular interest is the private courtyard ideal for al fresco dining, a walk through wine store adjacent to the dining room, a drawing room balcony, a versatile studio room with conservatory style roof-light and the unique oriel window to the master bedroom. The property affords great scope for living and entertaining on a grand and elegant scale having been beautifully refurbished to the highest standards throughout and situated within secure immaculately maintained grounds.



### Outside

Heron Lodge enjoys private lawns to the South and West with glorious views of the Hurn Court estate and countryside beyond, a substantial entirely private courtyard, a double garage, reserved parking spaces, ample visitors parking and use of the magnificent communal grounds.

### Local Authority

Christchurch Borough Council,  
Council Tax Band E

### Hurn Court Parkland

Heron Lodge at Hurn Court is situated within 10 acres of privately managed parkland and accessed via electronically controlled security gates. The beautifully manicured surrounding grounds feature tennis courts and numerous mature trees and shrubbery.

### Maintenance

We understand the maintenance for Heron Lodge at Hurn Court for 2017 has been assessed at £TBC which provides for the upkeep of the main house, communal grounds, private roadways, tennis courts, gates, pumping station and buildings insurance. Further information including a 10 year plan is available on request.

### Viewing Arrangements

Strictly by appointment only.

### Asking Price

£1,295,000

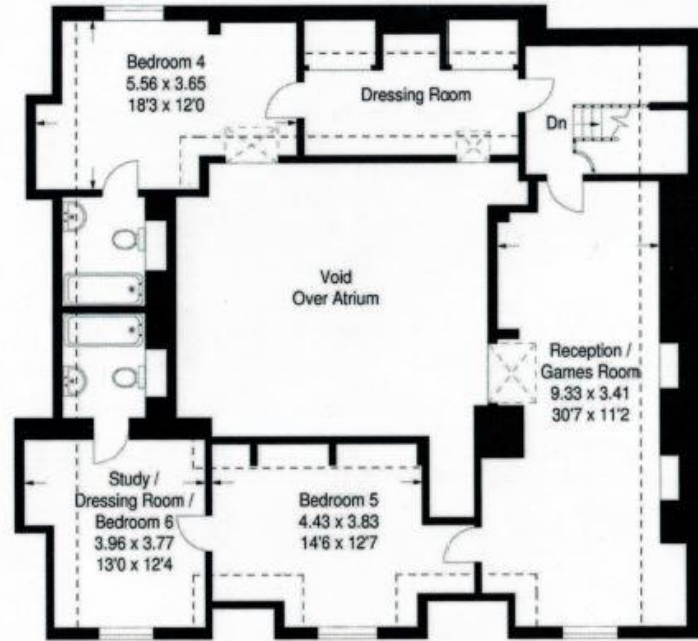


Gross internal area ( approx ) :-  
 484sq m / 5215 sq ft excluding Courtyard

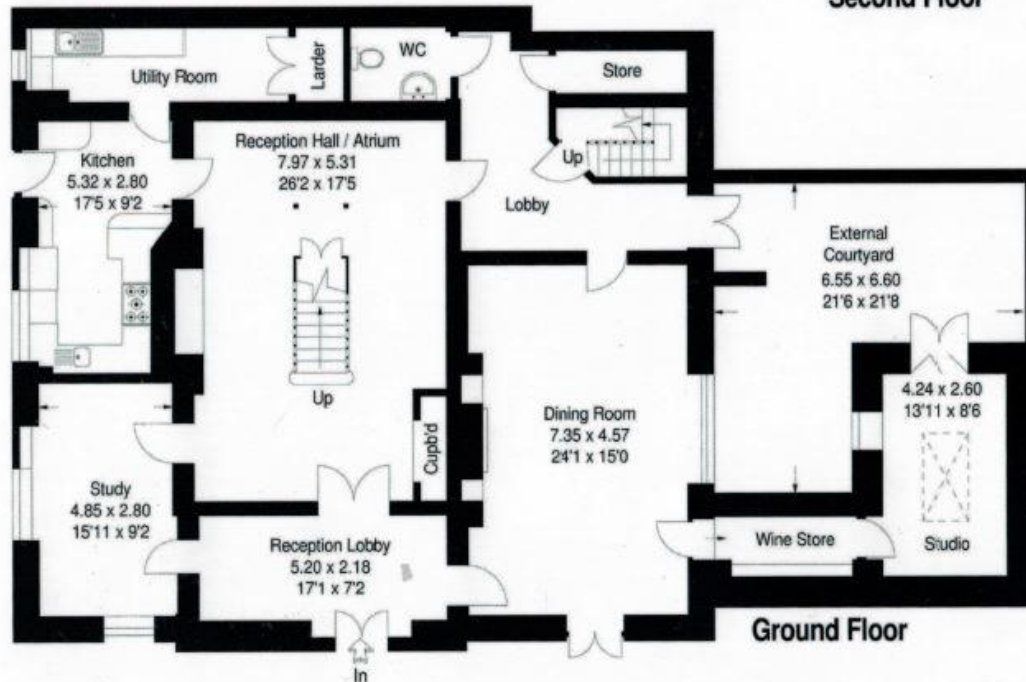
For identification only. Not to scale.

© Floor Plans Southern Ltd 07710 270108

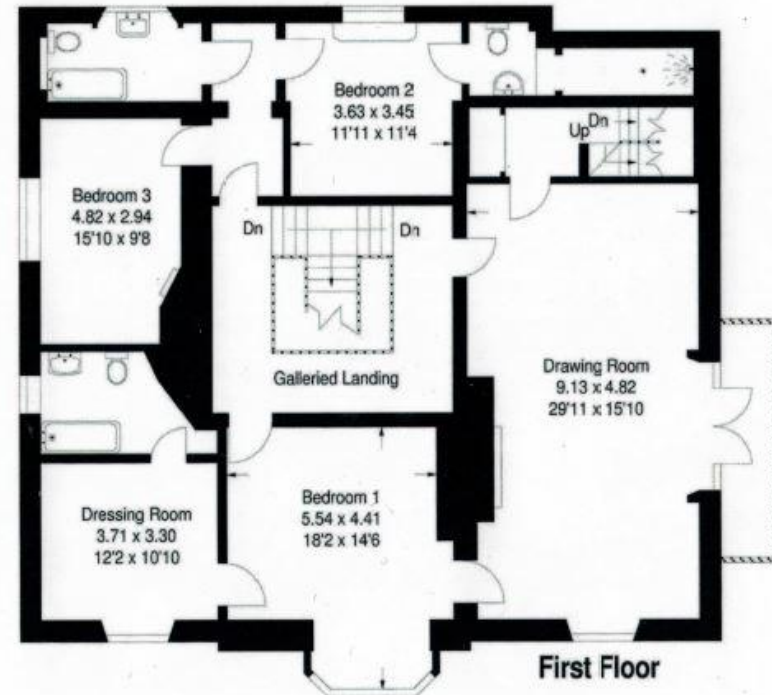
--- = Reduced headroom below 1.5 m / 5'0"



Second Floor



Ground Floor



First Floor



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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