



5 Matchams Lane



5 Matchams Lane

Hurn, BH23 6AW

£1,195,000

This exceptionally beautiful four/five-bedroom detached family residence, Aviary Lodge, is nestled in an idyllic forest location, offering an unparalleled sense of privacy and tranquillity, yet conveniently located close to key link roads, Bournemouth Hospital, and Bournemouth Airport. This stunning home combines modern luxury with traditional charm, making it the perfect sanctuary for those seeking both style and comfort. The property boasts two expansive first-floor bedrooms, each offering a private en-suite bathroom and a walk-in wardrobe, providing an ideal space for rest and relaxation. On the ground floor, two generously sized bedrooms are complemented by a shared Jack and Jill en-suite, offering a touch of sophistication and functionality for family living. The heart of the home is the modern kitchen/breakfast room, designed with characterful high vaulted ceilings and underfloor heating, creating an atmosphere of warmth, space, and elegance. This open-plan kitchen is complemented by a separate utility and pantry to ensure convenience. For those who love to entertain, the spacious lounge/diner offers a versatile layout, which can also serve as a fifth bedroom if desired. The home is set within meticulously maintained enclosed front and rear gardens, featuring a serene pond and a charming summer house, perfect for outdoor relaxation or al fresco dining. The property also features a detached triple garage, offering ample space for vehicles and storage. Above the garage is a private 28' annexe studio, providing an exceptional opportunity for additional revenue potential or guest accommodation. The electric gated driveway ensures privacy and security, with parking for multiple vehicles, adding to the overall appeal of this remarkable property. This home offers the perfect blend of luxury, comfort, and convenience. Viewing is essential to fully appreciate the scale and quality of this stunning residence.



Entrance Hall 23' 9" x 9' 0" (7.23m x 2.74m)

Kitchen/Dining Room 21' 2" x 13' 9" (6.45m x 4.19m)

Utility room

Pantry

Bedroom 4 10' 8" x 9' 4" (3.25m x 2.84m)

Jack & Gill En-Suite 9' 4" x 6' 8" (2.84m x 2.03m)

Bedroom 3 13' 9" x 11' 8" (4.19m x 3.55m)

WC

Sitting Room 15' 9" x 13' 9" (4.80m x 4.19m)

Study 13' 9" x 11' 8" (4.19m x 3.55m)

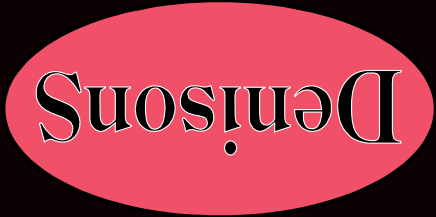
Lounge 22' 10" x 13' 9" (6.95m x 4.19m)

First Floor Landing 12' 3" x 9' 6" (3.73m x 2.89m)

En-suite 11' 6" x 8' 2" (3.50m x 2.49m)

Bedroom 2 15' 1" x 11' 2" (4.59m x 3.40m)





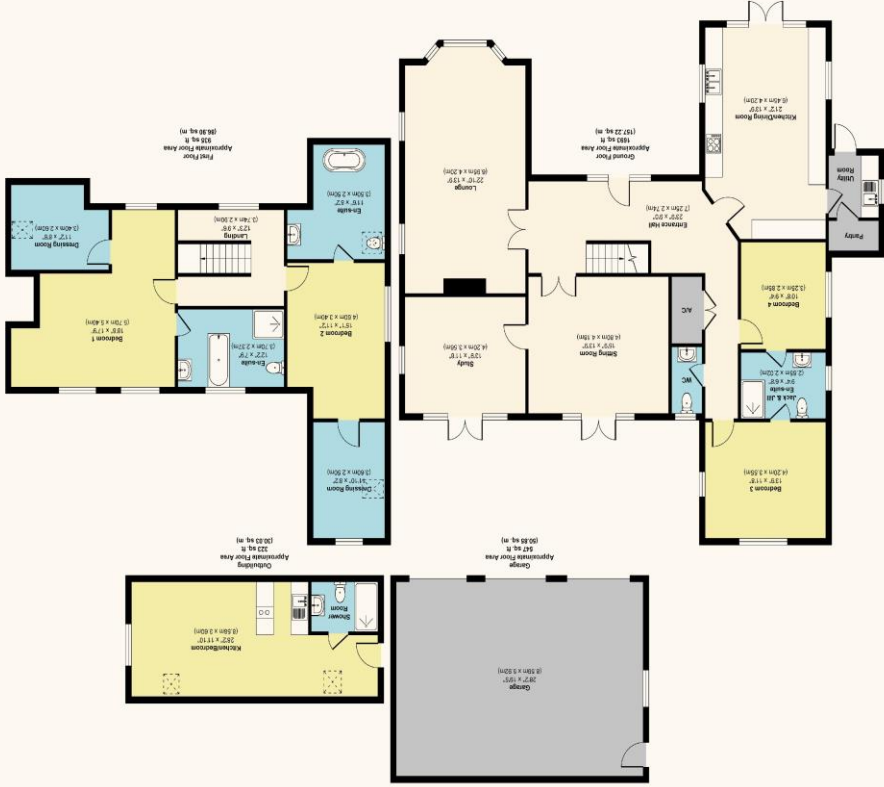
Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com

Christchurch
12 Castle Street, Christchurch BH23 1DT
01202 484748
christchurch@denisons.com

Approx. Gross Internal Floor Area 3498 sq. ft / 325.00 sq. m (Including Garage & Outbuilding)
Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

