



**Connells**

Tall Trees Matchams Lane  
Hurn Christchurch



# Tall Trees Matchams Lane Hurn Christchurch BH23 6TT

for sale  
£170,000



## Property Description

Connells of Southbourne present a spacious two double bedroom residential park home offered in good condition and is situated in a quiet corner of the very popular Tall Trees Park on Matchams Lane. This delightful park offers a fantastic setting which expands over 18 acres and offers a communal heated swimming pool, small playground area and a fishing lake set within mature grounds. The park offers a relaxed lifestyle for those aged over 45. The property accommodation comprises of two double fitted bedrooms with an En-Suite to the master bedroom, a modern family shower room and a light and airy open plan living area which encompasses a modern Kitchen with a useful central island and patio doors from the lounge area opening up onto a large balustraded Balcony. The property also offers a private wrap round garden and two parking spaces. This is the perfect home for those looking to live in an amazing location set between the Historic priory town of Christchurch and the Market town of Ringwood.

## Entrance

Double glazed door leading to the inner hallway. Space and plumbing for washing machine and drier. Front aspect double glazed window.

## Kitchen / Lounge / Dining Area

21' 8" x 19' max ( 6.60m x 5.79m max )

## Lounge Area

Two side and one front aspect double glazed windows. Double glazed patio doors leading to the balcony/veranda. TV point. Two radiators.

## Kitchen Area

A range of base and wall mounted storage units, inset electric hob with extractor hood over, built in double oven, inset stainless sink and draining board, space and plumbing for dishwasher, built in under counter fridge. Cupboard housing Worcester combi boiler. Central island with storage under.

## Bedroom One

11' 2" x 7' 5" max ( 3.40m x 2.26m max )

Rear aspect double glazed window. A range of built in wardrobes. Radiator.

## En Suite

Suite comprising large shower cubicle, hand wash basin with storage cupboard under and low level WC. Side aspect double glazed window. Part tiled walls. Radiator.

## Bedroom Two

11' 2" x 10' 8" ( 3.40m x 3.25m )

Side aspect double glazed window. A range of built in wardrobes. Radiator.

## Shower Room

Suite comprising large shower cubicle, low level WC and wash hand basin with storage cupboard under. Wall mounted chrome style heated radiator.



## Side Garden

Mainly laid to artificial grass with steps up to rear porch. Pathway to side gate. Wooden constructed garden shed and large metal storage shed.

## Parking

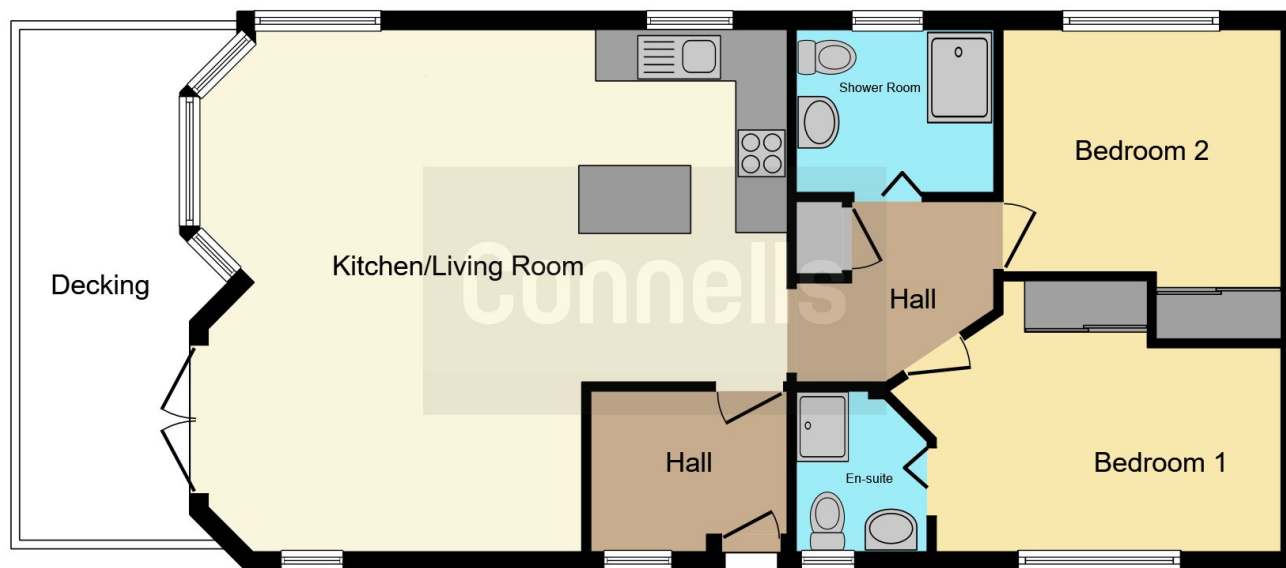
Single bay to front of the property and one to the side.

## Agents Note

Current Service Charge: £472.83 a month

Council Tax Band: A - BCP Council





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Exempt**

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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