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**MICHAEL ADAM**

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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**6 MATCHAMS LANE  
HURN - CHRISTCHURCH  
BH23 6AW**

**OIEO Price £450,000**

Freehold



***A DECEPTIVELY SPACIOUS DETACHED TRADITIONAL BUNGALOW OFFERING EXTREMELY WELL PROPORTIONED ACCOMMODATION THROUGHOUT WHICH INCLUDES AN ENTRANCE/GREETING ROOM, 14 X 15 RECEPTION HALL, LARGE LOUNGE, GOOD SIZE DINING/KITCHEN, 3 DOUBLE BEDROOMS AND LARGER THAN AVERAGE FAMILY BATHROOM.***

***THERE IS ALSO A UTILITY ROOM TO THE REAR AND A DETACHED BRICK BUILT OFFICE/WORKSHOP PLUS 2 SUMMER HOUSES AND STORAGE SHED IN THE GARDEN.***

***THE PROPERTY OFFERS TREMENDOUS SCOPE FOR FURTHER ENLARGEMENT BY WAY OF A LOFT CONVERSION (STPP).***

***SITUATED ON A GOOD SIZE WRAP AROUND PLOT WITH AMPLE PARKING FOR 4 CARS AND EXTREMELY PRIVATE SIDE AND REAR GARDENS WHERE THERE IS ALSO A HOT TUB (NOT TESTED)***

***LOCATED WITHIN THE SEMI RURAL DISTRICT OF HURN BETWIXT THE MARKET TOWNS OF CHRISTCHURCH AND RINGWOOD. BOTH OF WHICH OFFER EXTENSIVE SHOPPING AND RECREATIONAL FACILITIES AND BOURNEMOUTH INTERNATIONAL AIRPORT IS ONLY A SHORT DRIVE AWAY.***

- **SPACIOUS DETACHED BUNGALOW**
- **3 DOUBLE BEDROOMS**
- **GOOD SIZE LOUNGE**
- **GREETING ROOM AND LARGE RECEPTION HALL**
- **MODERN DINING/KITCHEN**
- **LARGE FAMILY BATHROOM**
- **VARIOUS OUTBUILDINGS**
- **DOUBLE GLAZING**
- **OIL FIRED HEATING**
- **AMPLE PARKING**
- **NO FORWARD CHAIN**
- **SEMI RURAL LOCATION**
- **BETWIXT CHRISTCHURCH AND RINGWOOD**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **CLOSE TO BOURNEMOUTH AIRPORT**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

**PLEASE NOTE:**

**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.

**MICHAEL ADAM** Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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