



Connells

Tall Trees Matchams Lane
Hurn Christchurch



Property Description

Connells are proud to be instructed as sole agents on this wonderful three bedroom park home comprising a separate kitchen, a large sitting room and separate diner. En-suite & dressing room to principle bedroom, main family bathroom, outside parking for multiple cars and a rear garden area with a shed and double garage with electric.

This is a brilliant opportunity to own an immaculately presented three bedroom park home in a parkland setting. Tall Trees is set in 18 acres of landscaped grounds, mature cedar trees, a fishing lake, outdoor heated swimming pool and picnic area. Tall Trees offers freedom in an open space and peaceful surroundings within a secure environment.

Approach

A brick block driveway leads to the parking and double garage. Leaded light stained glass window composite front door opens to the;

Entrance Hall

Storage cupboard. Radiator.

Sitting Rooms

19' 1" x 14' 6" (5.82m x 4.42m)

Double aspect room to the front and side, Radiator. TV point. Electric fireplace with feature surround. Two roof windows allowing extra light.

Dining Room

10' 4" x 10' 4" (3.15m x 3.15m)

UPVC double glazed sliding patio door to rear garden. Radiator. Obscure sliding doors to;

Kitchen

15' 2" x 10' 4" (4.62m x 3.15m)

Double glazed window to the rear aspect. Fitted kitchen with a range of modern matching wall and base units with work surfaces over and splashbacks. Inset one and a half bowl sink and drainer unit. Integrated appliances include a washing machine, dishwasher, fridge freezer and eye level electric double oven and microwave. Inset electric hob with stainless steel cookerhood over. UPVC door to rear garden.

Office / Bedroom Three

7' 1" x 6' 1" (2.16m x 1.85m)

Double glazed window to side aspect. Currently used as an office with a fitted desk. Roof window. Radiator.

Inner Hallway

Cupboard housing newly installed Gloworm boiler. Loft hatch. Radiator.

Bedroom One

11' 4" x 10' 5" max (3.45m x 3.17m max)

Double glazed window to front aspect. A range of overhead cupboards and fitted side tables. TV point. Archway through to built in walk in wardrobe. Dressing table. Radiator. Door to;

En-Suite

Obscure double glazed window to front aspect. Three piece suite comprising corner shower cubicle, wash hand basin with vanity unit and with concealed flush low level WC. Shaver point. Extractor fan. Chrome heated towel rail. Tiled walls.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m)

Double glazed window to rear aspect. Built in wardrobes and overhead cupboards. Fitted dressing table. Radiator. TV Point.

Bathroom

Obscure double glazed window to rear aspect. Three piece matching suite comprising in vanity wash hand basin with low level WC, panel enclosed P shape bath with mixer taps and shower attachment. Tiled walls. Extractor fan. Shaver point. Chrome heated towel rail.

Outside

Extensive block paved driveway with parking for several cars. There are decking areas to the front and rear of the property providing an ideal space for al fresco dining. The side and rear gardens are mainly laid to and shingle and patio slabs, with mature shrubs and borders.

Double Garage

Two up and over doors. Supplied with power and light. Double glazed window to side aspect.

Agents Notes;

The monthly fees are £489.85 paid to Regency Living.









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

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/SBN306433

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.



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Property Ref: SBN306433 - 0004