

denisons.com



Morden House

Sopley, Christchurch

Christchurch

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Morden House, Sopley, BH23 7AU

DESCRIPTION

This executive detached residence has formed part of the Sopley Estate since 1868 when it was bought by the Kemp Welch family. The present house was built and occupied by Mr Hubert Kemp Welch at the beginning of the last century and was inherited by his nephew, Sir Simon Benton Jones in 1963. The house has been the subject of a sympathetic and comprehensive restoration programme in recent years. Great attention has been paid to the detail and to retaining the integrity of this lovely Edwardian family home. There is cornicing throughout, a staircase which would have originally used by the servants of the house, 10 fireplaces as well as oil fired central heating with original cast iron radiators.

The expansive accommodation of the property in brief comprises of large reception hall with grand central staircase, morning room, drawing room with feature log burner, dining room, kitchen/breakfast room with a range of appliance, large recently built conservatory, downstairs cloakroom, flower room, utility room and stairs to a cellar to the ground floor. To the first floor from a light and airy landing there are three bedrooms with the master affording a beautiful en-suite bathroom, dressing room and balcony overlooking the grounds of the property. There is also a large en-suite bathroom to bedroom two and a further family bathroom. Upon reaching the second floor there are three further bedrooms, an attractive en-suite bathroom with exposed brickwork to bedroom four a further family bathroom and an attic room. There are also further brick built outbuildings, a paddock, and a small stable.

The western boundary is formed by the River Avon providing a wonderful setting and from

the grounds are far reaching views over the river and across the water meadows towards St Catherine's Hill. There is the highly attractive benefit of a heated outdoor swimming pool. Steps down to the river bank allow access to a unique decked area which offers a beautiful river backdrop for entertaining. The garden enjoys complete privacy and seclusion and extend in total to approximately 3 acres.

SERVICES

We understand the mains gas, electric, water and drainage are all connected at the property

Tenure Freehold.

ACCOMMODATION

A BEAUTIFULLY RESTORED
EDWARDIAN HOUSE
6 BEDROOMS
5 BATHROOMS (3 EN-SUITE)
HEATED OUTDOOR SWIMMING POOL
PADDOCK AND STABLE

LOCAL COUNCIL & COUNCIL TAX

Christchurch, Poole and Bournemouth Council.

Council Tax Band H

DIRECTIONS

From our office in Christchurch proceed to the top of the High Street and turn right along the dual carriageway. At the next roundabout turn left onto Stony Lane, continue through Burton and follow the road to the left after Winkton. Follow the road and upon reaching the Woolpack public house straight ahead, turn left and almost immediately left again where it is signposted to the church and Sopley Mill Restaurant. The property can be found on the right hand side a short way down the lane.



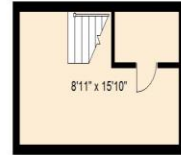




Ground Floor



Basement



First Floor



Second Floor



Also at:

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