



STRATTON OAK ESTATES

1 Hurn Road, Christchurch, BH23 2RJ

£850,000

An IMPRESSIVE FAMILY HOME situated in the heart of West Christchurch with easy access to town centre, local beaches, train station, airport and quay. Benefiting from an EXTENSIVE GARDEN that is completely private and backs onto St. Catherine's Hill. Finished to a high standard throughout with fantastic living space, 5 bedrooms, 3 bathrooms and falling in Twynham Academy Catchment. A must see!

- Extensive Family Home located in the heart of West Christchurch falling in catchment for Twynham Academy and feeder schools.
- Impressive size lounge spanning the entire width of the property and benefiting from a double bay aspect.
- Open plan Kitchen/breakfast/dining area to the rear of the property, that opens out to the private garden. Designed for modern family living.
- Totally private garden spanning some 100ft and backing onto St Catherines Hill providing a tree lined backdrop to this impressive landscape.
- Wooden constructed cabin at the rear of the garden with electric, ideal games room, home office or gym
- Utility space leading to a further reception room to the back of the kitchen
- Five double bedrooms, two with ensuite shower rooms
- Three bathrooms in total with a downstairs cloakroom and WC
- The Old Post Office has a large driveway to the side allowing off road parking for 4+ vehicles.
- A totally versatile family home with planning passed for double garage if desired.





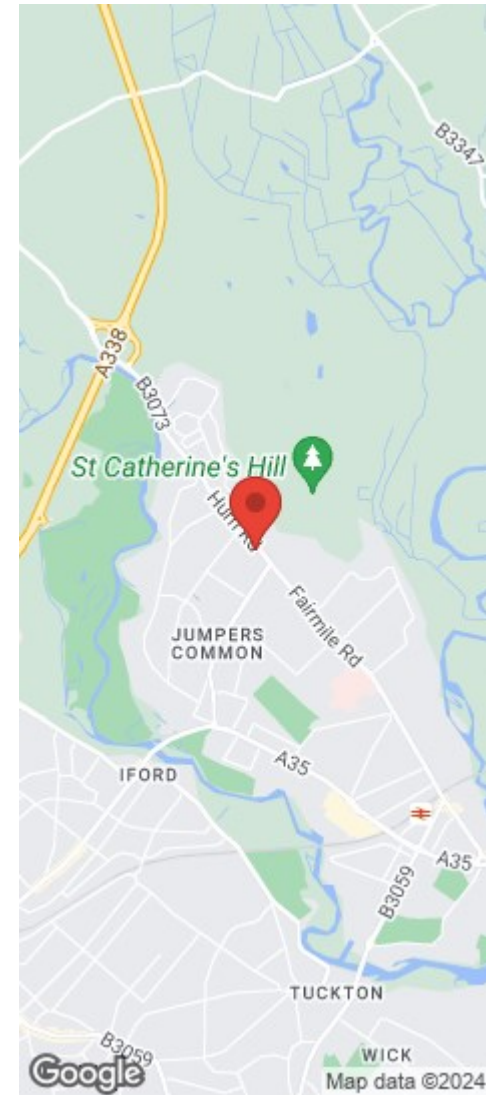
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Total Area: 161.6 m² ... 1739 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Future	Very environmentally friendly - lower CO ₂ emissions	Current	Future
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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