



STRATTON OAK ESTATES

12 Sandy Way, Bournemouth, BH10 7DL  
£770,000



A UNIQUE and SUBSTANTIAL private RESIDENCE situated on a large plot with a beautiful TREELINED OUTLOOK from all aspects even offering your own private woodland walk. An extensive outside space recently landscaped to create tiered decking and patio areas to complement this quiet and tranquil position.

- A truly unique property set in extensive private surroundings creating a rural setting with a beautiful tree-lined outlook.
- This substantial property has undergone a high level of renovation works by the current owners, internal and external redecoration, upgraded electrical outlets, locks and new hardwood flooring and carpets throughout.
- Set over 3 floors with integrated garage / workshop / games room on the lower ground floor, main living and three bedrooms on the ground floor and a fourth bedroom and dressing room area on the first floor.
- The entire outside area has been landscaped to maximize the large plot, including new stone patio, all new decking and the addition of a wooden Gazebo.
- A spacious garden room enjoying views across the gardens, fully insulated with central heating installed for all year round use.
- Four double bedrooms with four bathrooms, which include three ensembles.
- The well designed open plan living area is linked to create the perfect living space, ideal for entertaining whilst still providing separate areas if required.
- Location offers excellent school catchment and easy access to CastlePoint Shopping Centre with Bournemouth Airport, Town and Beach all just a short drive away.



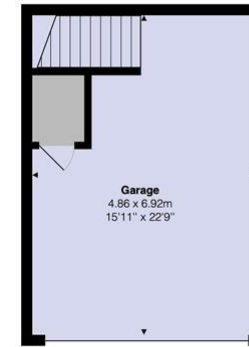
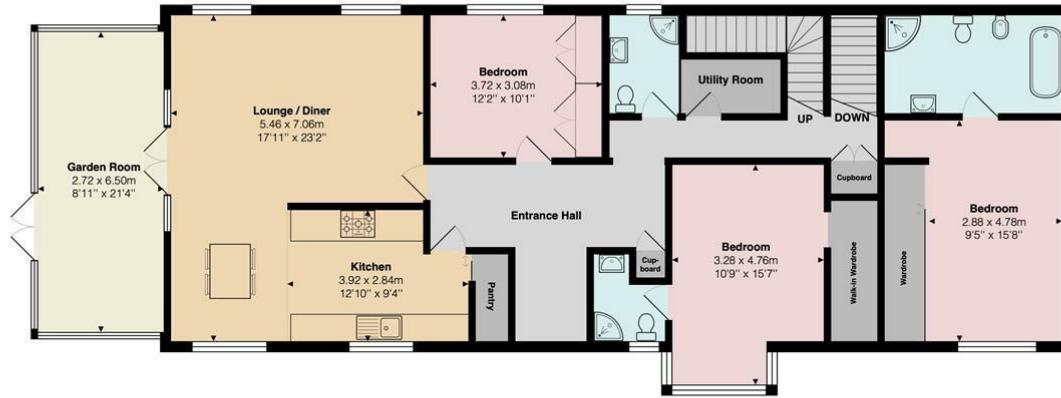
STRATTON OAK ESTATES





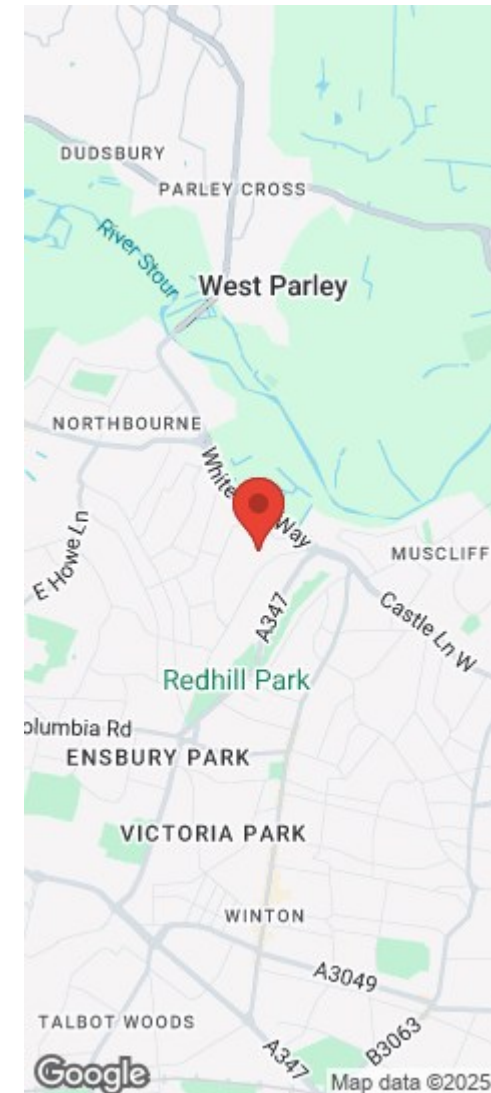
STRATTON OAK ESTATES





Total Area: 293.9 m<sup>2</sup> ... 3164 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-95) <b>A</b>			(91-95) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(61-80) <b>C</b>			(61-80) <b>C</b>		
(51-60) <b>D</b>			(51-60) <b>D</b>		
(31-50) <b>E</b>			(31-50) <b>E</b>		
(21-30) <b>F</b>			(21-30) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.



STRATTON OAK ESTATES

Green Park Gardens Exeter Park Road, Dorset, Bournemouth, BH2 5BD  
 info@strattonoakestates.com | T. 01202 237580 | www.strattonoakestates.com