



STRATTON OAK ESTATES

38 Wharnccliffe Road, Christchurch, BH23 5DE
Guide Price £1,325,000

Arguably ONE OF THE MOST PRESTIGIOUS PLOTS on the sought after Wharnclyffe Road, with a MAGNETIC PANORAMIC SEA VIEW stretching from the Isle of Wight to Mudeford Spit and onto the Purbecks. A ONE OFF OPPORTUNITY to secure a property in this stand out position and create that dream home.

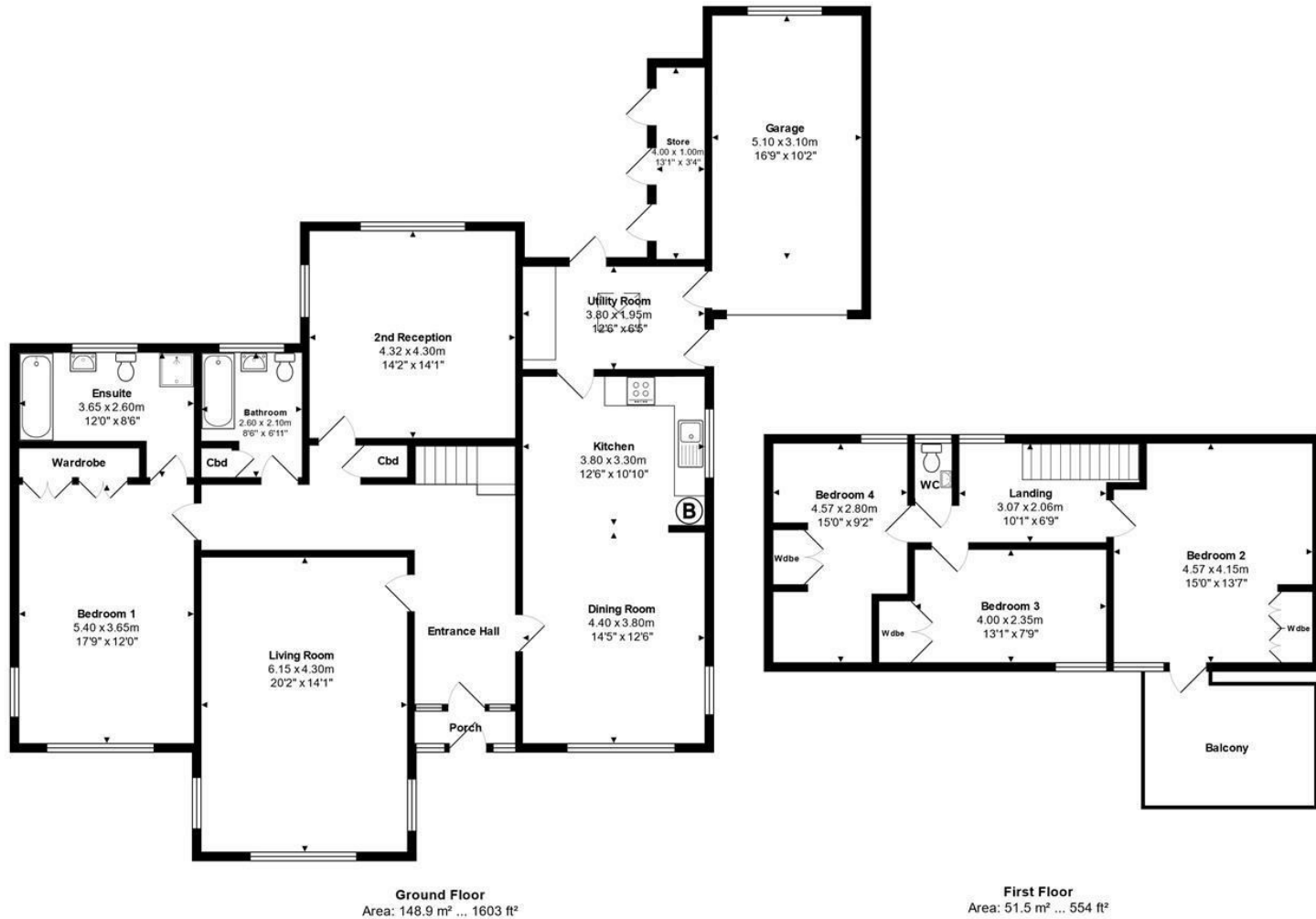
- Prestigious frontline plot on the sought after Wharnclyffe Road, with uninterrupted panoramic views from Isle of Wight to Mudeford spit, Hengistbury Head and the Purbecks.
- Just a stone's throw from the cliff top with easy sloped access to the Award Winning beach and Chewton Bunny Nature Reserve.
- A few minutes walk to the diverse High Street with its wide selection of independent shops, bistros, and restaurants.
- The prestigious Grade I Highcliffe Castle is within a mile of the property along with Highcliffe's premier Golf Course and the world-renowned Chewton Glen Hotel and Spa.
- The large level plot measures circa 0.24 of an acre with a very well presented Chalet Style Detached property currently in situ.
- The current property spans circa 2150 sq ft of internal space to include 4 bedrooms, 2 bathrooms, kitchen/diner, generous lounge and 2nd reception rooms.
- Planning was previously passed for a 4000 sq foot luxury home (planning now lapsed), however due to other developments we believe a more substantial plan could now be re-submitted.
- This unique opportunity to secure this spectacular plot and property is being offered with No Forward Chain!



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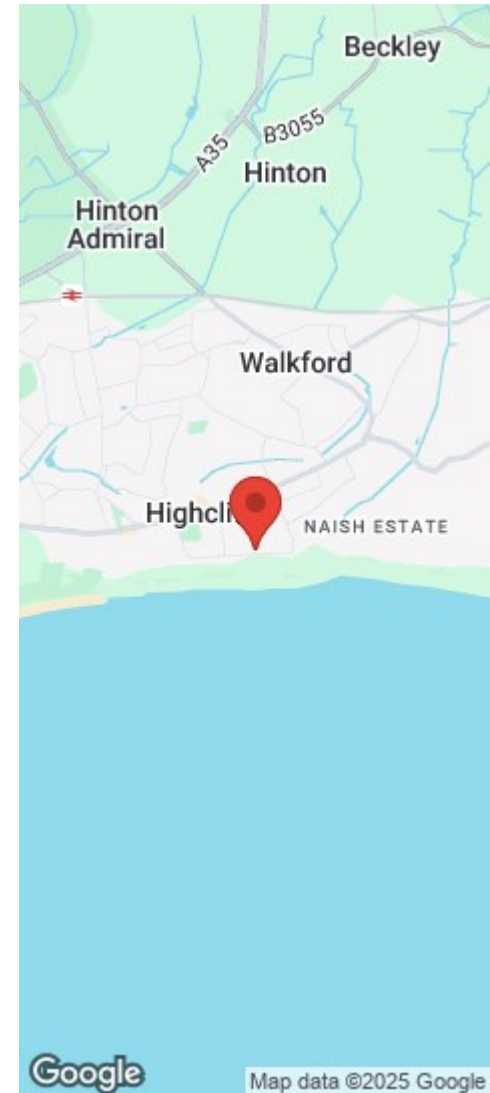
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Total Area: 200.4 m² ... 2157 ft² (excluding garage, balcony)

All measurements are approximate and rounded to nearest 10mm .5 inch and are for display purposes only.
Garages, conservatories, sun rooms, etc, are not included in total floor areas.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-90) 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			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.



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