



STRATTON OAK ESTATES

24 Stour Road, Christchurch, BH23 1PS  
Offers Over £700,000

This Exquisite Property masterfully balances character with modern living. Its central location is within walking distance to Christchurch Town and Quay, along with close proximity to top-rated schools, making it a rare find in the market. Extensive living spaces, with luxurious finishes and a great outdoor area it presents itself as an ideal family home in the heart of Christchurch and is being offered Chain Free!

- Situated in Prime Location within walking distance to Christchurch Town, Quay, Priory, and in catchment for Twynham and Christchurch Schools.
- Charming curb appeal with off-road parking for two cars and a welcoming entrance that sets the tone for the property.
- Spacious Ground Floor featuring a large hallway and extensive living space, to include a lounge with a coal fireplace and an open-plan kitchen/breakfast/dining area.
- Beautifully Appointed Kitchen finished to a high standard with a Range Master cooker, real wood worktops, integrated appliances and a double-door pantry.
- A low-maintenance garden with faux grass and mature shrub borders. A full-sized cabin ideal for a home office or gym.
- 4 bedrooms and a main bathroom with a luxury roll top bath and a cubicle shower.
- Master bedroom with stunning en-suite with a walk-in shower, Jack & Jill basin, and WC.
- Property is offered Chain Free!





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Total Area: 168.3 m<sup>2</sup> ... 1812 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	Future	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Future
(92-98) A			(92-98) 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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