



STRATTON OAK ESTATES



131 Broadway, Bournemouth, BH6 4EP

£1,100,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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- Located on prestigious The Broadway in Hengistbury Head, near beaches, cliff walks, and nature reserves
- Spacious dining room with views across the private garden
- Versatile ground floor study or fifth bedroom with adjacent shower room
- Generous open-plan living area opening directly to rear garden, perfect for family life and entertaining
- Bright entrance hall filled with natural light, offering a warm welcome
- Four generously sized bedrooms upstairs, including a master with en-suite

Located on The Broadway in the heart of Hengistbury Head, this beautifully presented four-bedroom detached home offers a rare opportunity to embrace coastal living at its finest. Blending contemporary design with spacious interiors, this property is ideal for families seeking both luxury and lifestyle in one of Bournemouth’s most desirable settings.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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.