



STRATTON OAK ESTATES

122 Wick Lane, Bournemouth, BH6 4LT
Offers In Excess Of £700,000

Tucked away at the very end of the desirable Wick Lane, this stunning, RECENTLY RENOVATED three-bedroom bungalow delivers the ULTIMATE IN SEASIDE LIVING. Surrounded by scenic riverside, nature walks as well as right on the doorstep of Christchurch, Hengistbury Head and miles of Blue Flag sandy beaches. This home blends modern living in a location that's hard to beat, with its flexible layout, luxurious finishes, landscaped grounds and easy access to all local amenities.

This is a rare find in an enviable location.

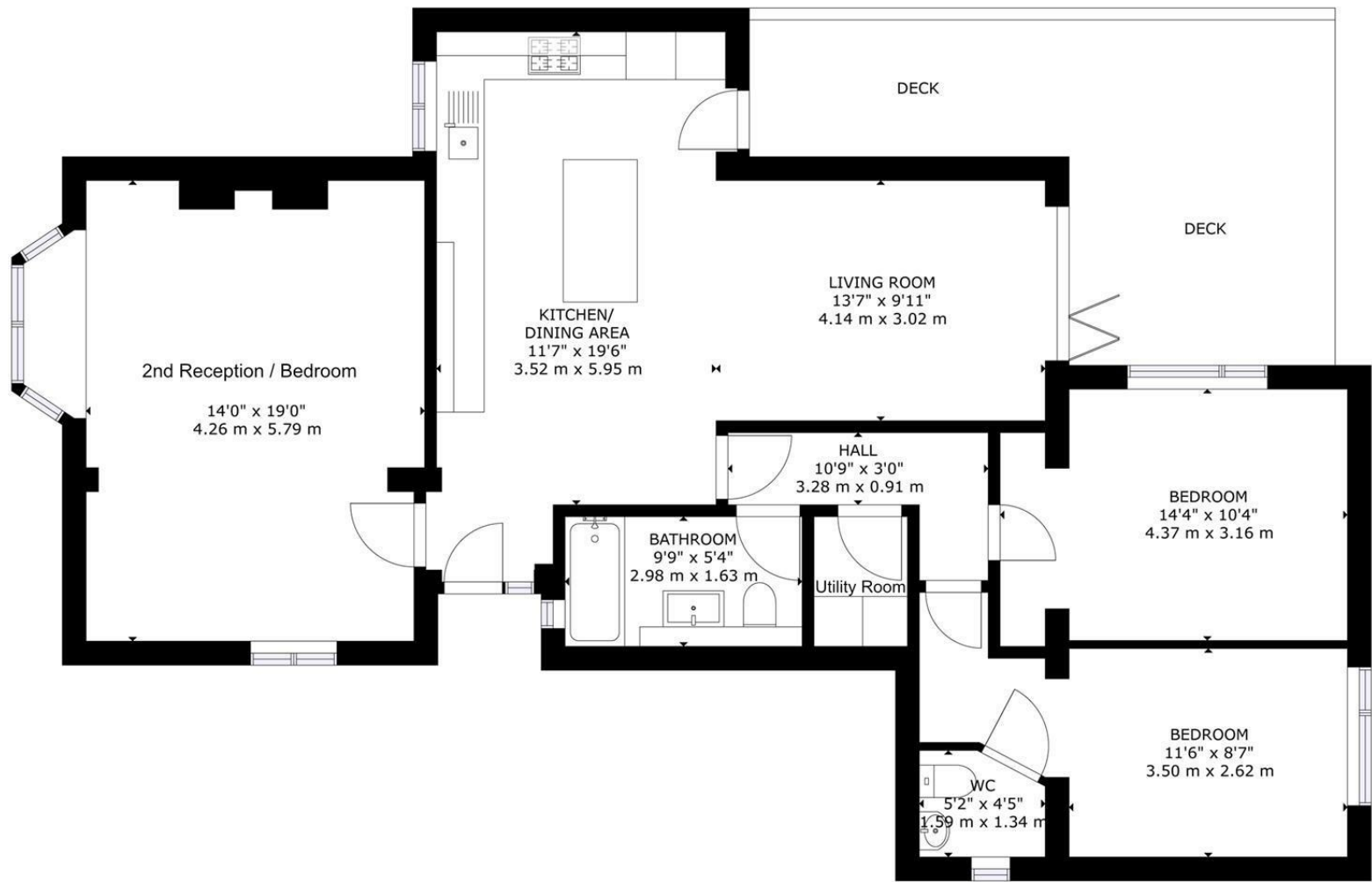
- Prime position on Wick Lane affording direct access to Hengistbury Head nature reserve and beach, with scenic walks leading to Mudeford Spit.
- Fully renovated and refurbished single storey three-bedroom bungalow with high-end finish.
- Expansive open-plan kitchen/living space with bi-fold doors to private newly landscaped westerly-facing rear garden.
- Spacious kitchen area with luxury oak effect flooring, spot lights and a range of integrated appliances.
- Versatile living space with generous bay-fronted room, ideal master suite or a formal lounge.
- Separate utility room and a newly fitted family bathroom with deep-fill bath and a shower.
- Landscaped front garden with newly laid drive leading to integral garage.
- New central heating system.
- A rural lifestyle setting within easy access to Christchurch, Tuckton and Southbourne.
- Offer Chain Free



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GROSS INTERNAL AREA
TOTAL: 1098 sq.ft, 102 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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		



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