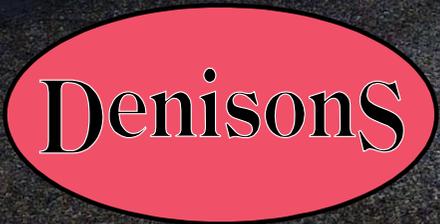




262 Fairmile Road



# 262 Fairmile Road

Christchurch, BH23 2LR

Offers In Excess Of £600,000

This well-presented home offers generous accommodation throughout, including five bedrooms, one of which features an en-suite, along with an additional upstairs loft room that provides further flexibility for sleeping space, a home office or a hobby room. The light and airy lounge opens directly onto the garden, while the sizeable kitchen/diner is perfect for family living and entertaining. The large, low-maintenance rear garden provides plenty of outdoor space, complemented by an impressive garage/workshop to the rear—ideal for hobbies, storage or home-based projects. Located within the sought-after Twynham School catchment, the property also benefits from driveway parking for multiple vehicles and is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly. A wonderful home in a highly convenient and desirable location, ready for its next chapter. A deceptively spacious and versatile five-bedroom detached bungalow, ideally positioned just a short stroll from St Catherine's Hill, local amenities and River Way.



**Bedroom 11' 10" x 9' 11" (3.60m x 3.02m)**

**Bedroom 11' 9" x 9' 11" (3.58m x 3.02m)**

**Bathroom 8' 10" x 6' 10" (2.69m x 2.08m)**

**Bedroom 11' 10" x 8' 11" (3.60m x 2.72m)**

**Bedroom 13' 3" x 11' 10" (4.04m x 3.60m)**

**Bedroom 14' 9" x 7' 8" (4.49m x 2.34m)**

**En-suite 5' 2" x 4' 6" (1.57m x 1.37m)**

**Conservatory 9' 7" x 7' 6" (2.92m x 2.28m)**

**Kitchen 19' 10" x 12' 9" (6.04m x 3.88m)**

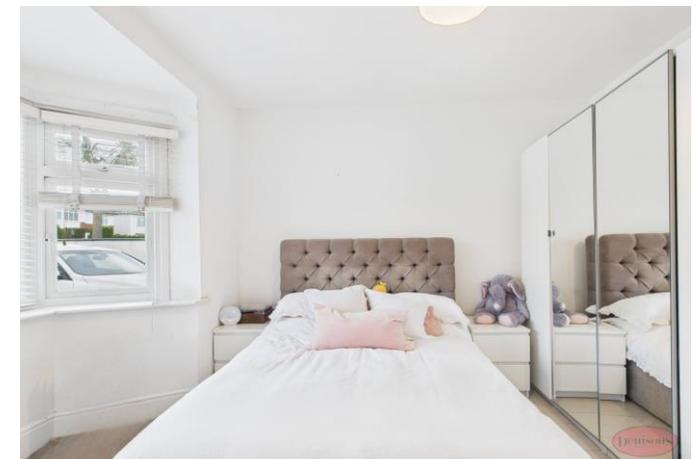
**Living Room 24' 5" x 11' 6" (7.44m x 3.50m)**

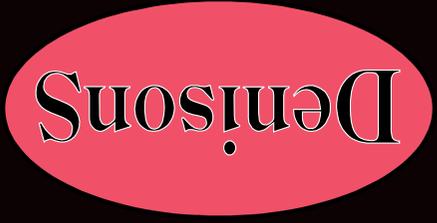
**Conservatory 13' 1" x 8' 0" (3.98m x 2.44m)**

**Loft Room 14' 1" x 10' 4" (4.29m x 3.15m)**

**Garage**

**Parking**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

