



STRATTON OAK ESTATES

157 Queens Park Avenue, Bournemouth, BH8 9HB  
Guide Price £1,150,000

A STUNNING CHARACTER HOME residing on ARGUABLY one of the LARGEST PLOTS on Queens Park Avenue. Built in 1938, this SUBSTANTIAL PROPERTY is set over three floors and retains the majority of its original features with sympathetic modern additions. The landscaped gardens offer an eclectic mix of water features, trees, shrubs and a grill log cabin. An absolute must see to fully appreciate!

- Stunning property built in 1938 still retaining most of its original character with modern attributes sympathetically added
- A stand out property in Queens Park Avenue set on arguably one of the largest plots
- Two reception rooms including a lounge/diner spanning the full depth of the property with an impressive bay aspect with original lead lined glass and a curved window seat
- Hand crafted country style kitchen with original serviced aga, granite worktops & a very large utility room and walk in pantry
- Extremely spacious Master bedroom with original flooring, vanity unit and access to a small balcony looking out towards the golf course with an equally impressive second bedroom adjacent
- Very private and secluded property set behind dual iron gates opening to a carriage driveway with ample off road parking for multiple vehicles
- Large double garage with wooden sliding doors and a mezzanine floor
- Mature landscaped tiered back garden offering an oasis of trees and shrubs with decked area to the rear housing a wooden summer hut for alfresco dining.
- Set over 3 floors as part of the original build with a rear turret creating a double width stair case offering views of the garden via stunning bay aspect
- A perfect example of a loved Edwardian home with natural coved ceilings, original wood flooring and an impressive entrance hall

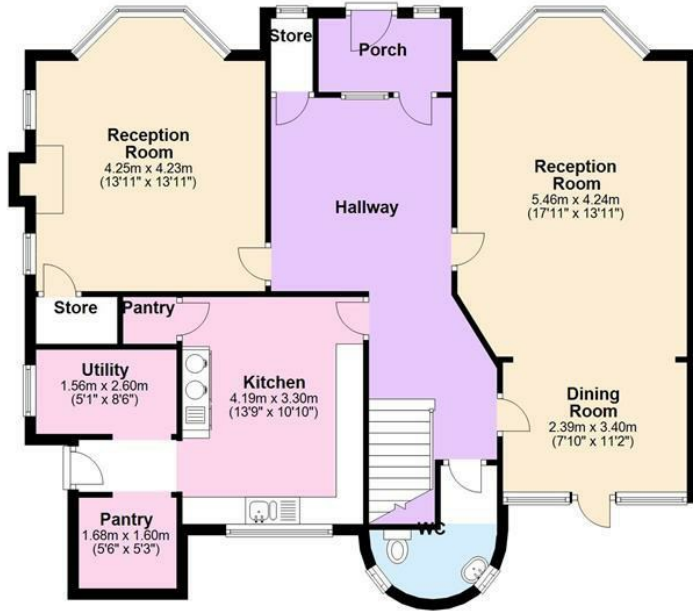




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### Ground Floor

Approx. 104.3 sq. metres (1122.8 sq. feet)



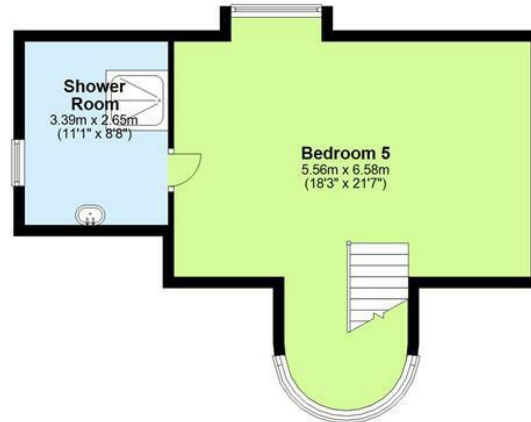
### First Floor

Approx. 94.1 sq. metres (1012.6 sq. feet)



### Second Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 239.8 sq. metres (2581.4 sq. feet)

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
(92-100) A			(92-100) 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		
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.



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