

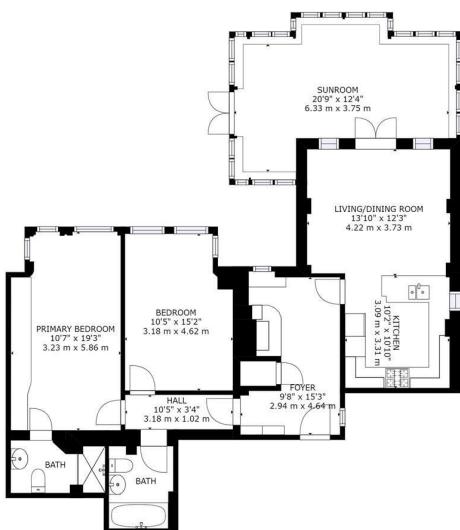


STRATTON OAK ESTATES



2 2 1 E

8 Highfield Hall, Fordingbridge, SP6 3BS  
£1,375 Per Month



FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 1200 sq. ft. (111 m<sup>2</sup>)  
TOTAL: 1200 sq. ft. (111 m<sup>2</sup>)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- Ground Floor apartment with private access set in a converted Victorian Country House
- Open plan living area with modern country style kitchen with integrated appliances throughout
- A substantial conservatory extending the main living room offering ideal dining area with panoramic views across your garden
- Allocated and visitor parking
- Extensive private South facing garden with patio area and an array of shrubs and trees creating a beautiful oasis to enjoy
- Set in extensive private grounds resembling beautiful parkland gardens spanning some 3.75 Acres
- Two very impressive double bedrooms with ensuite to master
- Available from End September 2025

This STUNNING GROUND FLOOR APARTMENT has a gorgeous PRIVATE SOUTH FACING GARDEN which also offers private access. Filled with original character and high ceilings the apartment resides in a beautifully converted VICTORIAN MANOR HOUSE set in secluded and extensive grounds. Boasting an impressive conservatory, open plan living and two substantial bedrooms with ensuite to master.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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England & Wales			

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.