



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.

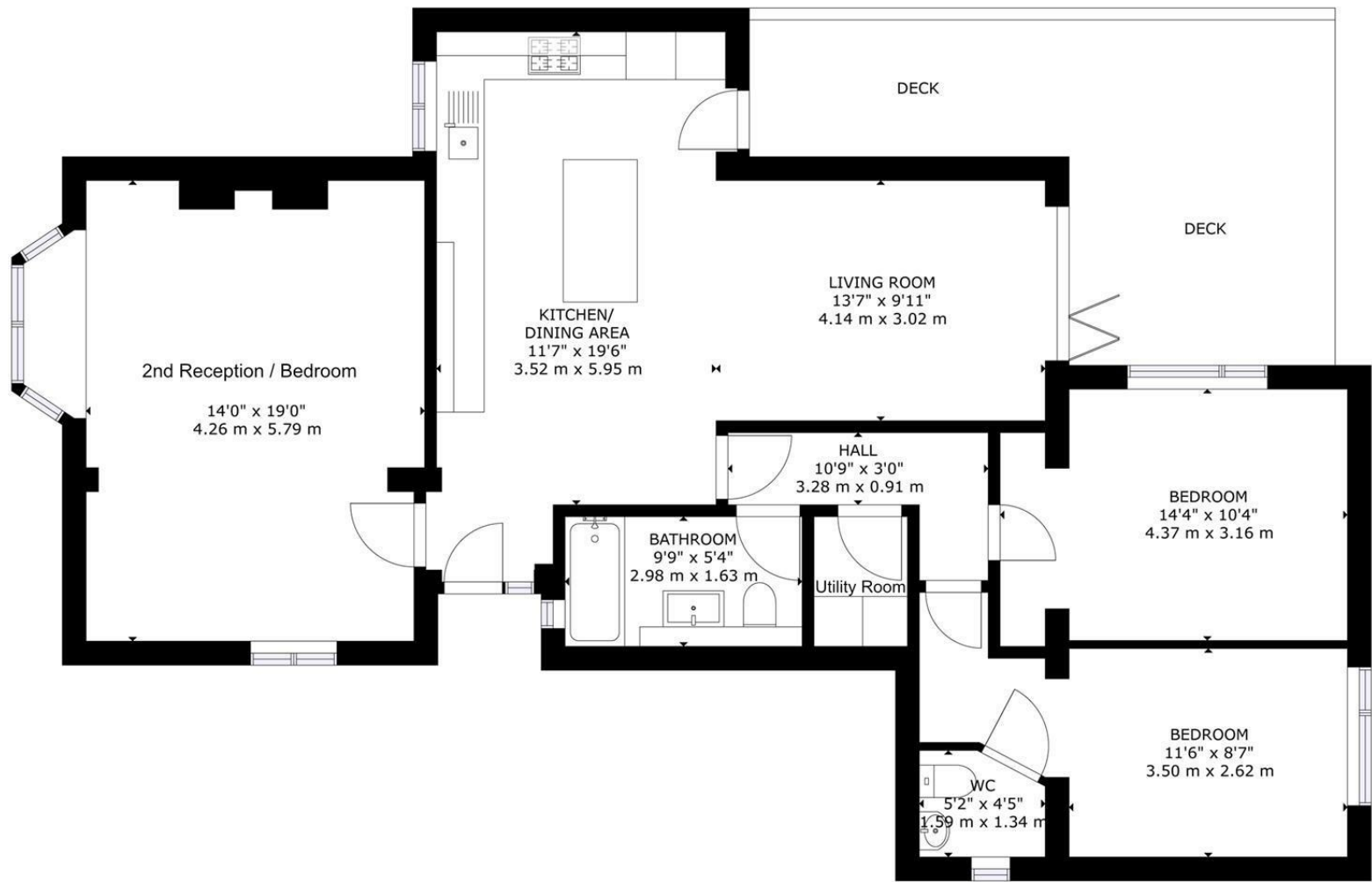
- Prime position on Wick Lane affording direct access to Hengistbury Head nature reserve and beach, with scenic walks leading to Mudeford Spit.
- Fully renovated and refurbished single storey three-bedroom bungalow with high-end finish.
- Expansive open-plan kitchen/living space with bi-fold doors to 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 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (91-95) <b>A</b>                            |         |           | (91-95) <b>A</b>                                                |         |           |
| (81-90) <b>B</b>                            |         |           | (81-90) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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