



STRATTON OAK ESTATES

1a Milton Road, Bournemouth, BH8 8LN  
£579,950

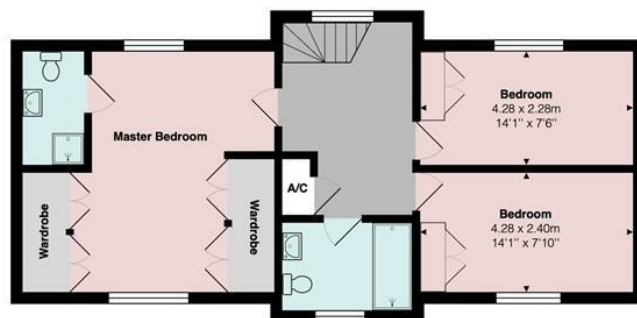
This UNIQUE PROPERTY is a rare find, located within EASY ACCESS OF Bournemouth TOWN, BEACH and TRANSPORT LINKS. Full of original character and providing extensive living space with an impressive kitchen/breakfast/diner, a large dual aspect lounge and an Orangery. This detached character filled cottage style property is a must see.

- A unique character filled property set close to Bournemouth Town but in a secluded plot.
- Ideally located within a short walk of the Award Winning beach, Town Centre and BH2 leisure complex.
- Very impressive kitchen/breakfast/dining area with extensive storage, integrated appliances and underfloor heating.
- Generous sized lounge with a dual aspect.
- Orangery adds to the extensive living space, designed to use all year round.
- Securely gated block paved enclosed driveway providing parking for several vehicles which then leads to the garage.
- Three double bedrooms with a beautiful Master suite with fitted wardrobes and an ensuite shower room.
- Mature low maintenance private garden with an array of borders filled with flowers and shrubs delivering a theater of colour.



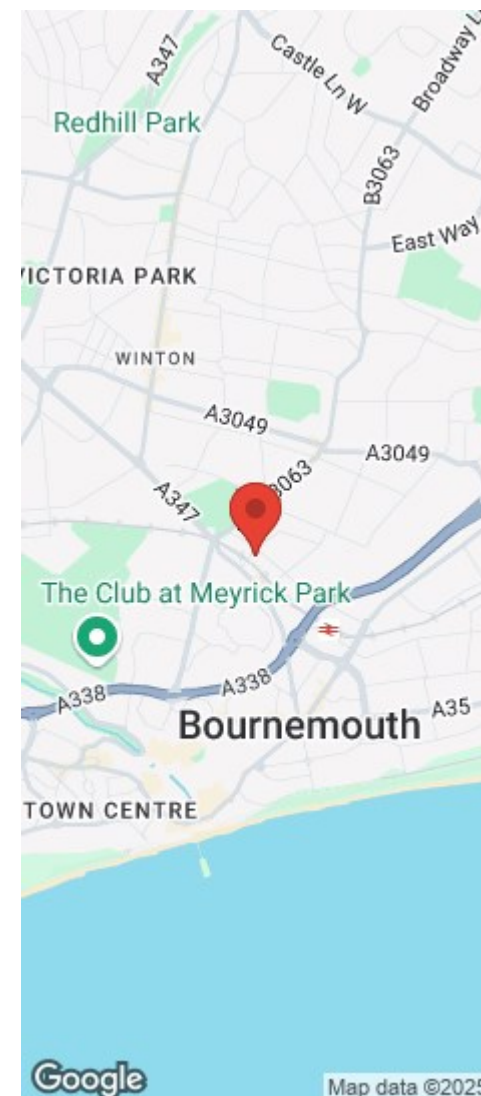


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Total Area: 160.7 m<sup>2</sup> ... 1730 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

| 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>                                                |         |           |
| (61-80) <b>C</b>                            |         |           | (61-80) <b>C</b>                                                |         |           |
| (51-60) <b>D</b>                            |         |           | (51-60) <b>D</b>                                                |         |           |
| (31-50) <b>E</b>                            |         |           | (31-50) <b>E</b>                                                |         |           |
| (21-30) <b>F</b>                            |         |           | (21-30) <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                                         |         |           |



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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