



STRATTON OAK ESTATES

86 Fairmile Road, Christchurch, BH23 2LN
Offers Over £400,000

An IMMACULATE three-bedroom semi-detached family home that perfectly balances traditional character with a stylish, open-plan interior. Located in a prime position for the Twynham School catchment, the property highlights include high-quality Karndean flooring, three genuine double bedrooms, and a modern kitchen with a versatile utility zone. Outside, the home enjoys a beautiful south-facing garden designed for summer entertaining and an attractive resin driveway for off-road parking. Presented in turn-key condition, this is a rare opportunity to secure a spacious home in a highly convenient town-centre location.

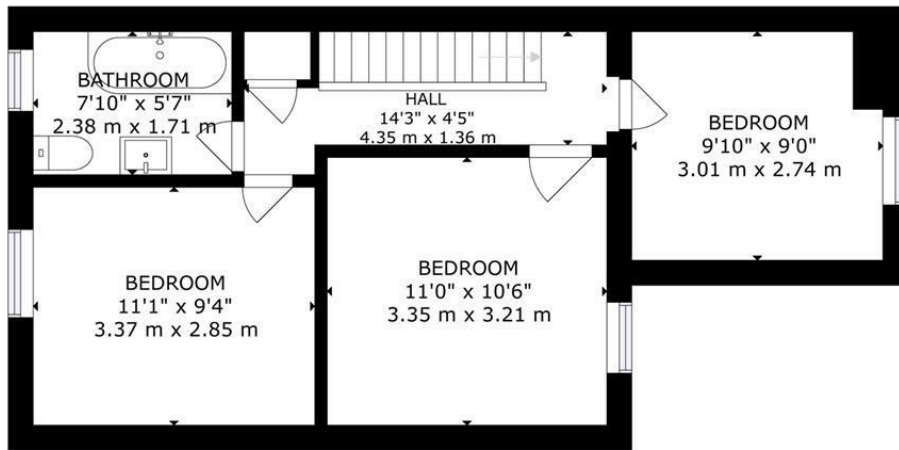
- Three genuine double bedrooms providing spacious accommodation across the entire first floor, ideal for families or those requiring a home office.
- Impressive open-plan ground floor featuring a bright, social layout and premium Karndean flooring throughout.
- Private south-facing rear garden which acts as a fantastic sun trap with a large decking area and an additional secluded seating space.
- Modern kitchen with integrated appliances and a clever utility nook that offers the perfect potential for a downstairs toilet conversion.
- Sought-after Twynham School catchment location, situated within easy reach of the town centre and local amenities.
- Turn-key condition with no work required, boasting contemporary decor and modern kitchen and bathroom suites.
- Attractive resin driveway providing convenient off-road parking and a secure gated side access for further storage.
- Updated essential features including a gas combi boiler, Nest Heating, triple glazing, and a fully boarded loft space.



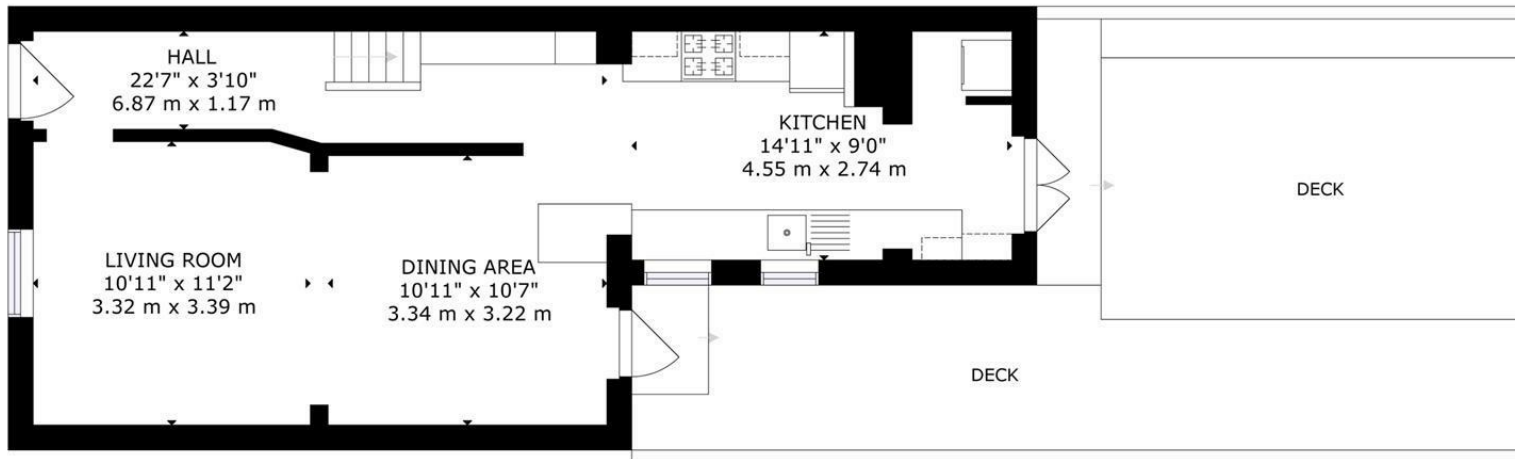
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FLOOR 2



FLOOR 1

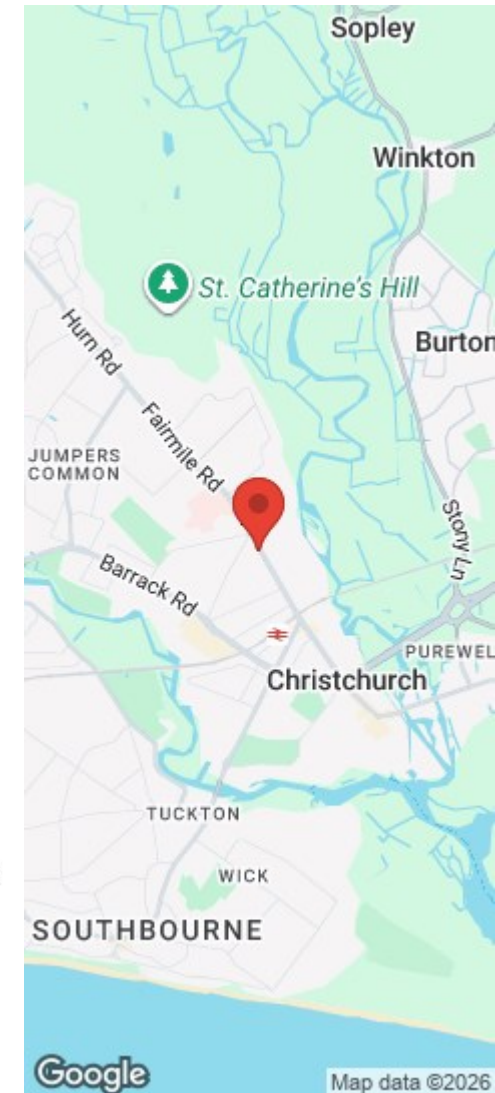
GROSS INTERNAL AREA
1068 sq.ft / 98 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-90) B		
(61-80) C			(61-80) C		
(51-60) D			(51-60) D		
(31-50) E			(31-50) E		
(21-30) F			(21-30) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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