



STRATTON OAK ESTATES

92 The Grove, Bournemouth, BH9 2TZ  
Offers In Excess Of £650,000

A RARE OPPORTUNITY to own a stunning 1930s DOUBLE-FRONTED property situated on the sought after section of The Grove, situated on an IMPRESSIVE SIZED PLOT with RURAL VIEWS across Redhill Common. Spacious bedrooms, a Master with en-suite, a fully fitted kitchen and a generous living room with french doors that lead to a large garden that backs directly onto the Common. This property offers unparalleled space and location. Act fast—homes like this don't stay on the market for long!

- Beautiful 1930s double-fronted detached house on a highly sought-after section of The Grove in Moordown.
- Large plot backing directly onto Redhill Common, with stunning views and outdoor access.
- Four spacious bedrooms, including a Master with en-suite and charming bay window that overlooks the common.
- Spacious living room with french doors that lead to an expansive rear garden, ideal for entertaining.
- Fully fitted kitchen with Belfast sink, ample storage, dining space and a utility area for added convenience.
- Conveniently located near Castlepoint Shopping Centre and Winton High Street.
- Within walking distance of top-rated schools, including Moordown St. Johns, Winton Primary and Glenmoor & Winton Academies.
- Generous driveway and 16'9ft garage.

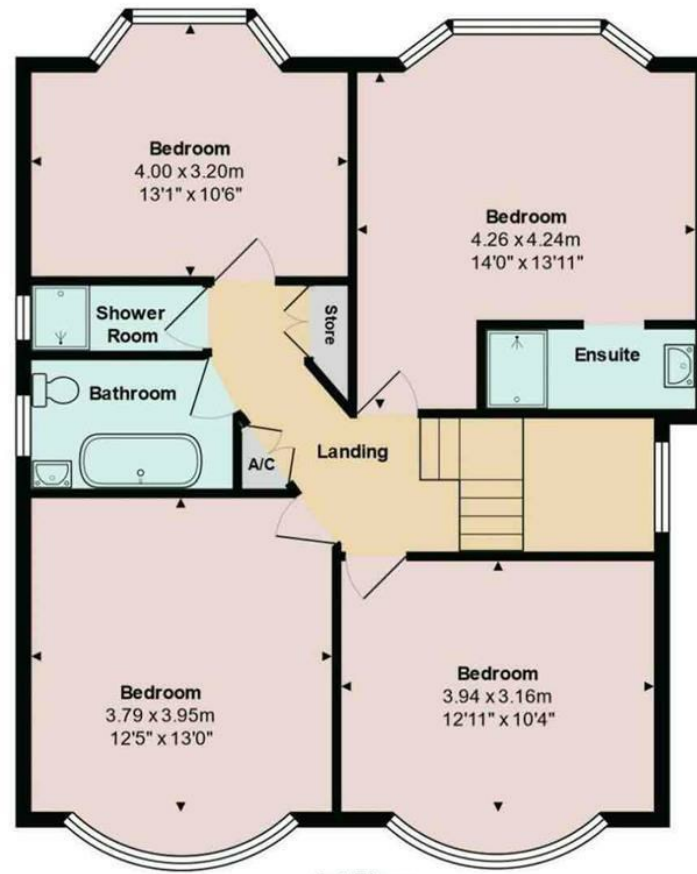




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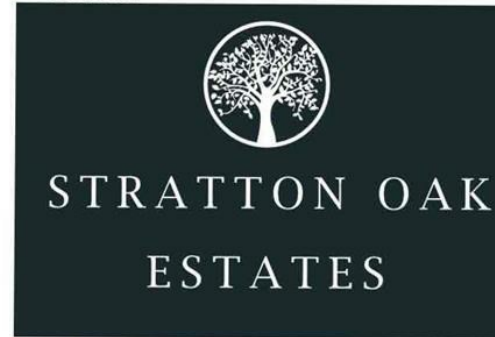


Ground Floor

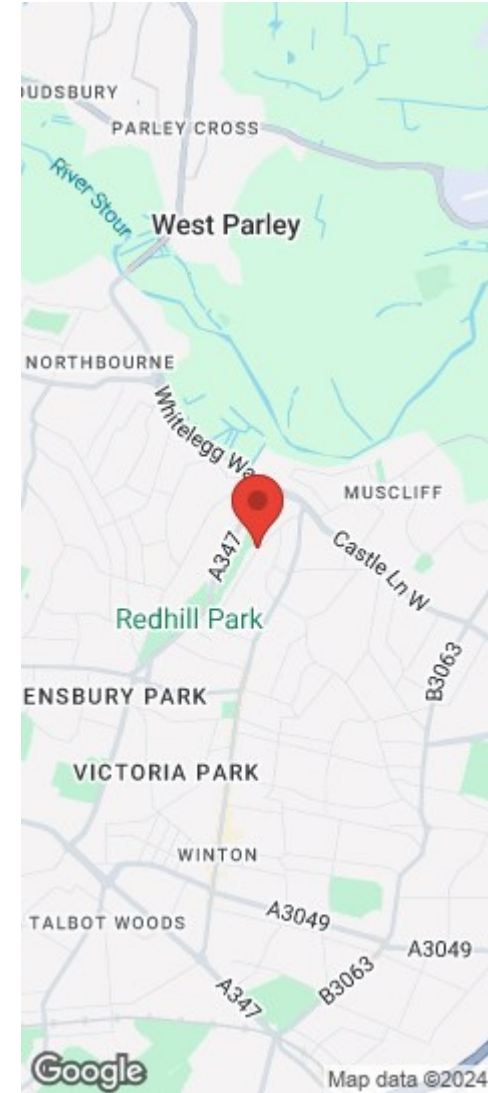


1st Floor

Total Area: 154.0 m<sup>2</sup> ... 1658 ft<sup>2</sup> (excluding garage)  
 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	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A	69	(92-100) A	80
(81-91) B		(89-90) 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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