



STRATTON OAK ESTATES

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

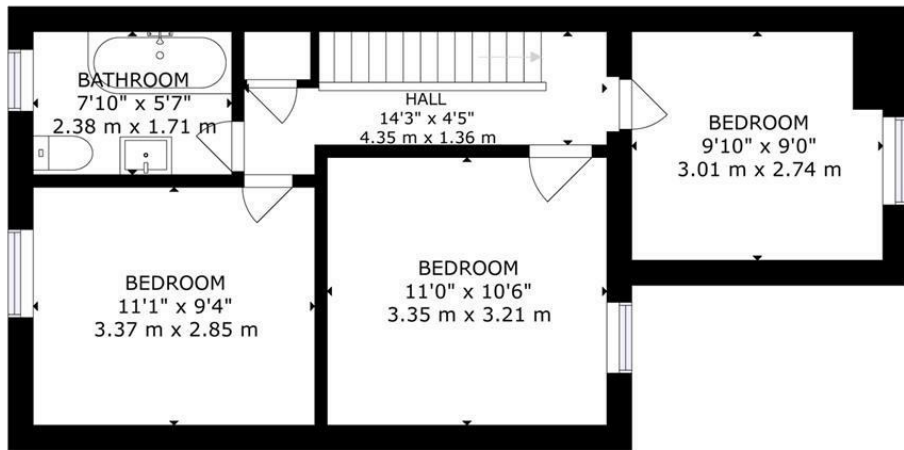
An IMMACULATE three-bedroom semi-detached family home that perfectly balances traditional character with a stylish, open-plan interior. Located in a prime position for the Twynham School catchment, the property highlights include high-quality Karndean flooring, three genuine double bedrooms, and a modern 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.

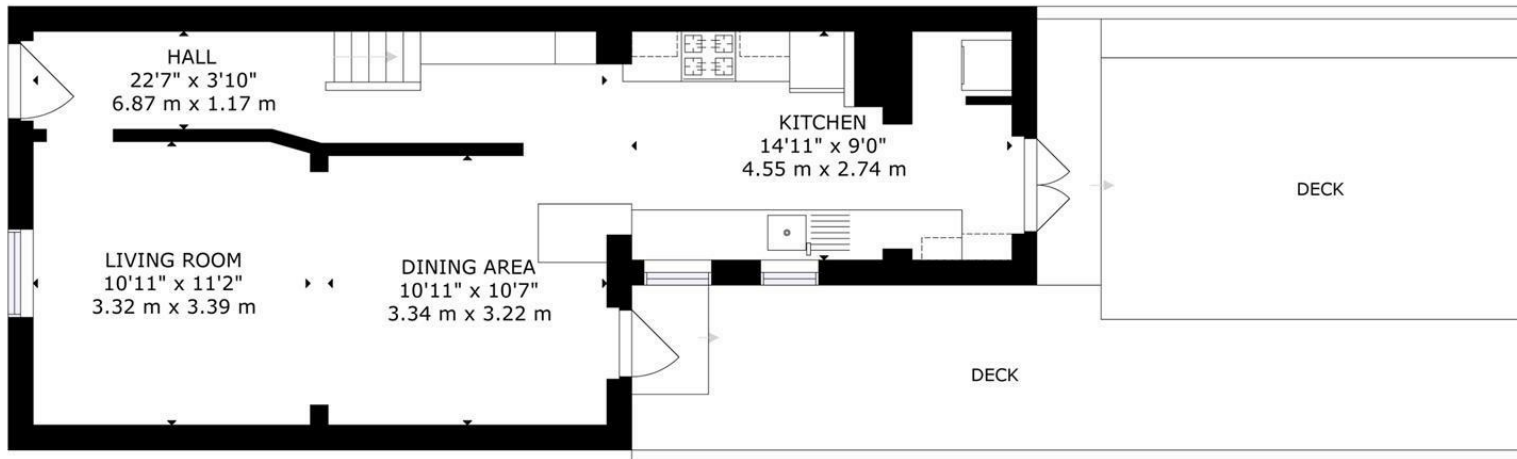




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FLOOR 2



FLOOR 1

**GROSS INTERNAL AREA**  
**1068 sq.ft / 98 m<sup>2</sup>**



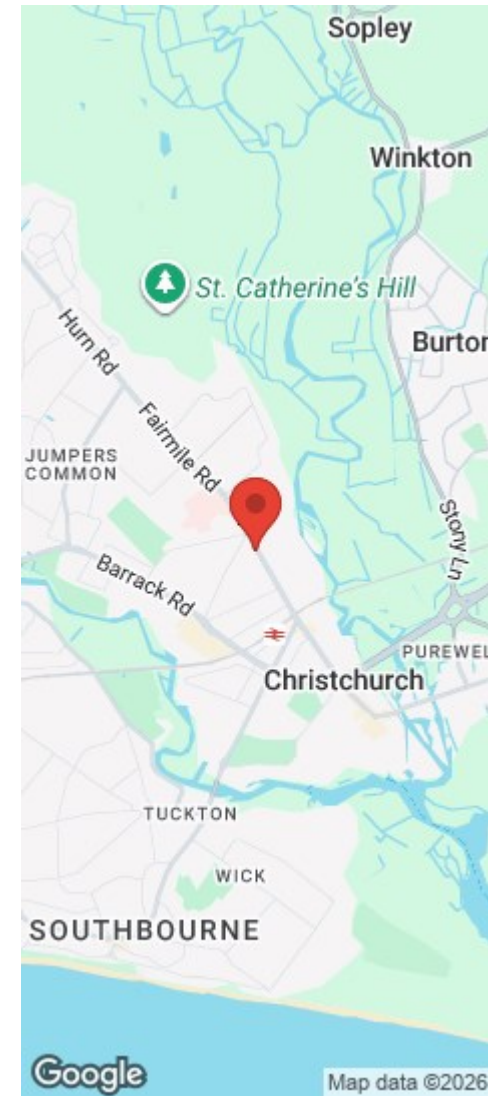
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(01-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-70) 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

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