

# Broadstone

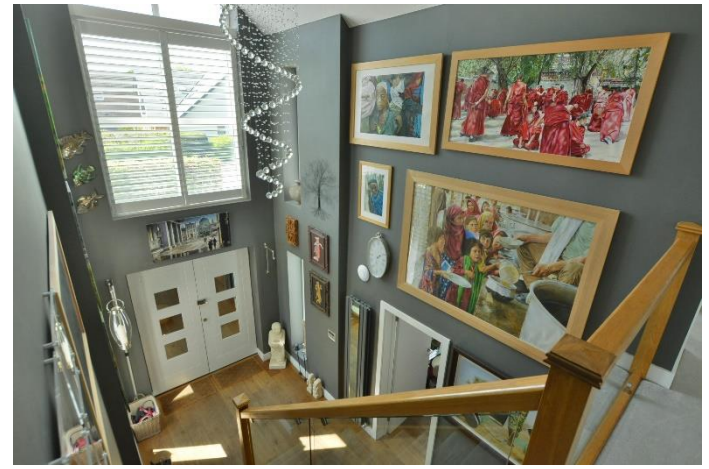
Dorset, BH21 9ND



**HEARNES**

WHERE SERVICE COUNTS







*A substantial contemporary family home offering four bedrooms, two reception rooms and three bathrooms as well as a stunning living/dining/kitchen area and utility room. The property is situated on a sizeable plot with additional superb basement gym and relaxation room and an 'in and out' driveway giving off road parking for numerous cars.*

## **FREEHOLD PRICE: £975,000**

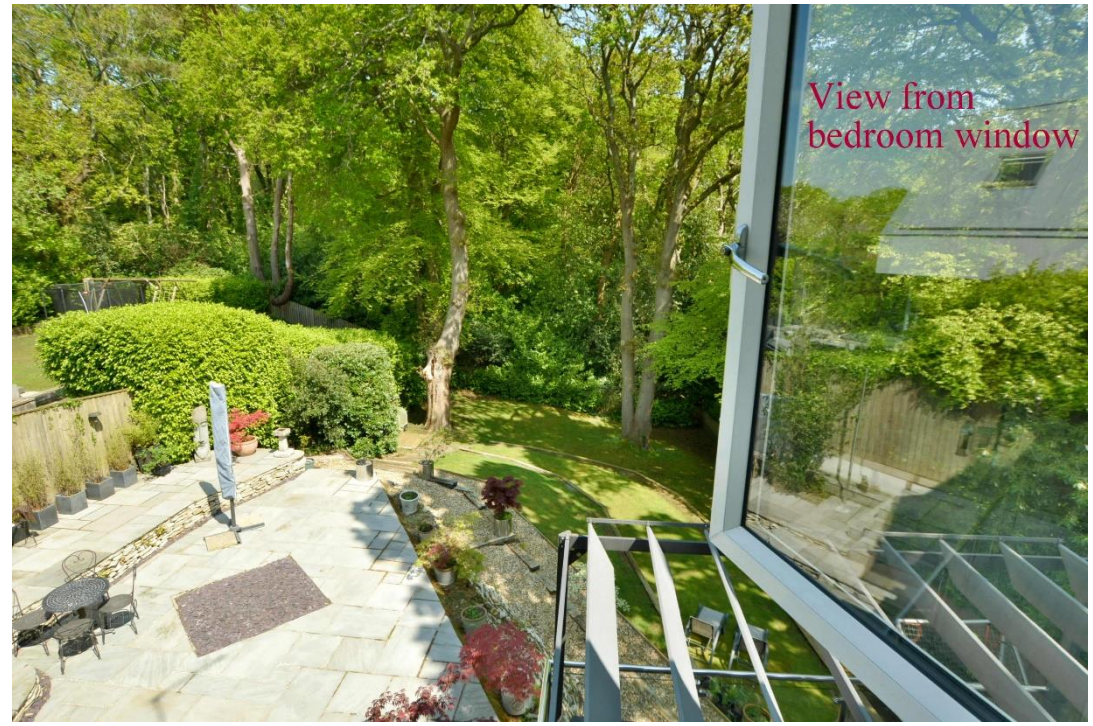
- House is approximately 2,100 sq ft including the basement rooms
- Double doors with glass canopy leads to stunning large reception hall with high vaulted ceiling
- Superb living/dining/kitchen with state of the art 3.8kw Scandinavian wood burner on a granite hearth, three sliding patio doors to the terrace leading to the garden. The kitchen has a comprehensive range of high gloss contemporary units, inset Neff induction hob with extractor fan over and adjacent two double oven (including steam and microwave), warming drawer below, integrated fridge and freezer, integrated dishwasher, wine cooler and enjoying a front aspect
- Separate utility room with sink, worktop and space for appliances, door to outside. Cloakroom with wash hand basin and WC
- Good size family room enjoying a front aspect with further separate study
- Oak and glass staircase leading to semi galleried first floor landing
- Four generous size bedrooms. Main bedroom and bedroom two both benefitting from modern en suite shower rooms and built in wardrobes
- Family bathroom with fully tiled walls
- Double glazing and gas heating system
- Feature wide oak boarded flooring in hallway, living area and study

This superb property is within close proximity of all the amenities of the Broadway where there is a diverse range of shops, cafes and public houses. Broadstone itself is an extremely popular area with its reputable schools and the cosmopolitan centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

COUNCIL TAX BAND: G (BCP Council)    EPC RATING: C

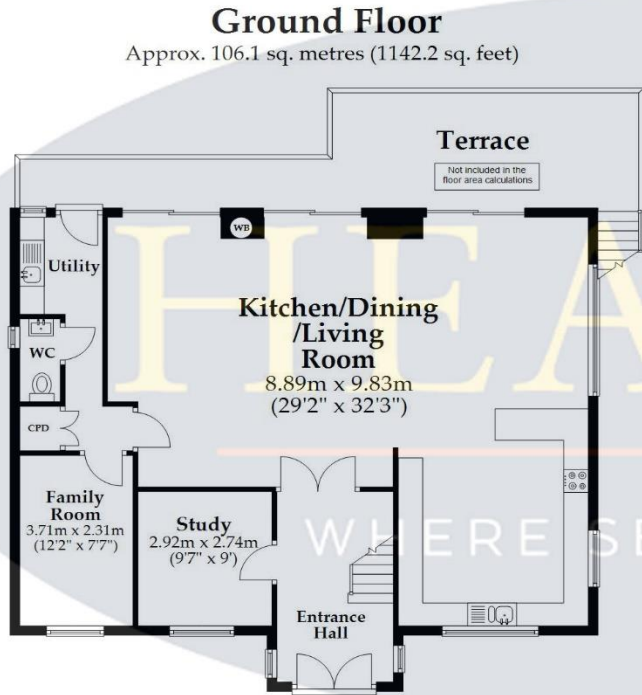




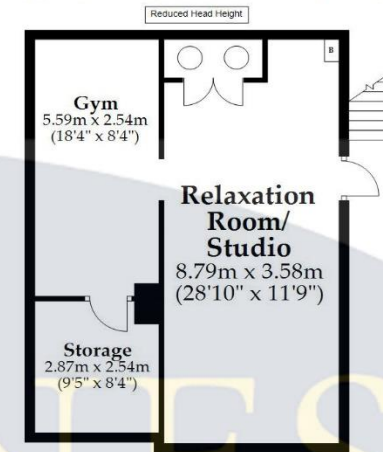




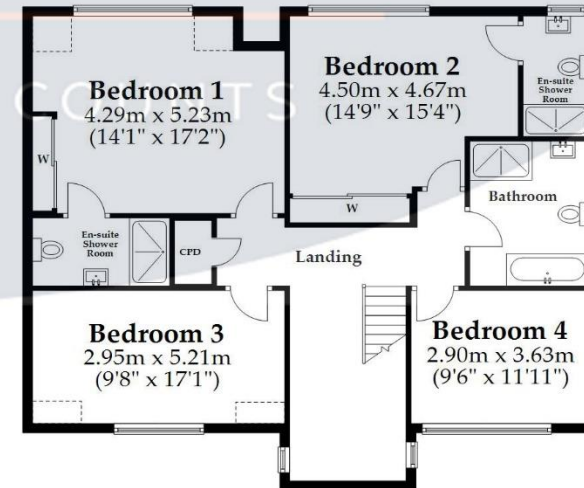
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



**Basement**  
Approx. 54.1 sq. metres (581.9 sq. feet)



**First Floor**  
Approx. 93.4 sq. metres (1005.6 sq. feet)



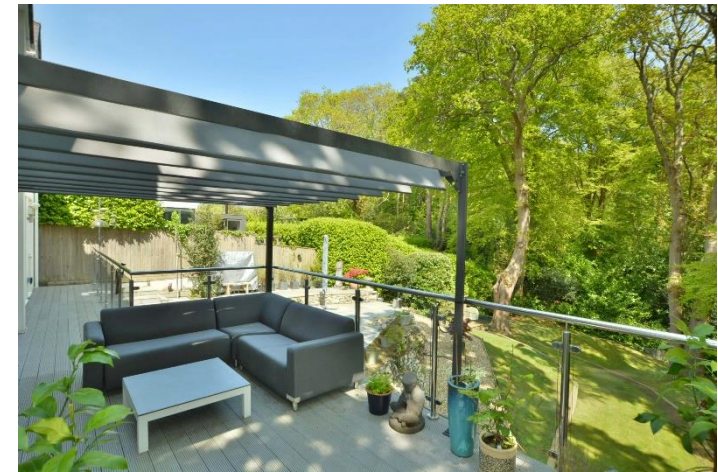
Total area: approx. 253.6 sq. metres (2729.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.









Outside: Beneath the house there is access to a basement with restrictive ceiling height which the current owners are using as a relaxation room and gym, quality flooring and door to further storeroom. Also housing the boiler and pressurised hot water cylinder.

Impressive paved 'in and out' driveway providing off road parking for numerous cars screened by Beech hedging, Pines and Laurels. The rear garden has a large, terraced decking area with chrome and glass balustrades. There are then further patios ideal for al fresco dining leading to lawn areas with several Oak and Beech trees, backing onto a private woodland offering a good degree of seclusion and privacy.





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