



10 Upper Golf Links Road
Broadstone
Dorset, BH18 8BU

**Christopher
Batten**

01202 841171
www.christopherbatten.com



A particularly well appointed 5 bedroom detached older style family home on a superb garden site of about 0.296 acres in one of Broadstone's most desirable locations, offered for sale with NO FORWARD CHAIN.

Originally built circa 1930, the house has been occupied by the present owners since 2005 and, during that time, it has been extended and refurbished to a high standard, and now extends to over 3200 square feet over 2 floors.

10 Upper Golf Links Road has many interesting features including 3 reception rooms, 5 double bedrooms and 2 en suites. There is a large, L-shaped hallway and an entrance vestibule. The drawing room has an open fireplace (currently sealed) with a beam over, an attractive semi-circular bay window to the front, and a large casement window overlooking the rear garden. The dining room also has a fireplace (presently sealed) and there is a spacious study and a cloakroom.

Viewings by appointment
Price Guide £900,000 Freehold





The superb kitchen/breakfast room, which was re-fitted by Kitchen Style of Wimborne, boasts polished granite work surfaces, contemporary units and built-in appliances including double oven, touch-control induction hob, extractor, dishwasher, fridge and freezer. There is space for table and chairs, and double doors lead out to a terrace. In addition there is a small utility room.

The impressive, split level first floor landing has ample space for a workstation. The particularly spacious master bedroom has an en suite bath/shower room, and the second bedroom also has an en suite shower room. All 5 of the bedrooms are doubles, and there is a family bathroom.

Outside, a 5-bar gate leads to a large gravelled driveway and turning area, with an integral double garage, and space for a boat/caravan.

The gardens are a real feature. The front garden is enclosed by close boarded fencing and a rhododendron hedge. A shingle pathway leads to a large, flat rear garden, with a shaped lawn, established borders, laurel hedges, and trees including oak, birch and cherry. There is also a rockery, a timber shed and a large stone terrace which wraps around the house.

The property is connected to all mains services and benefits from gas central heating, the boiler for which was replaced in 2017) and UPVC double glazed windows (with leaded lights.) Traditionally built, the house has pebbledash rendered elevations with brick sills under a hipped roof of small plain tiles, with 2 impressive chimney stacks.

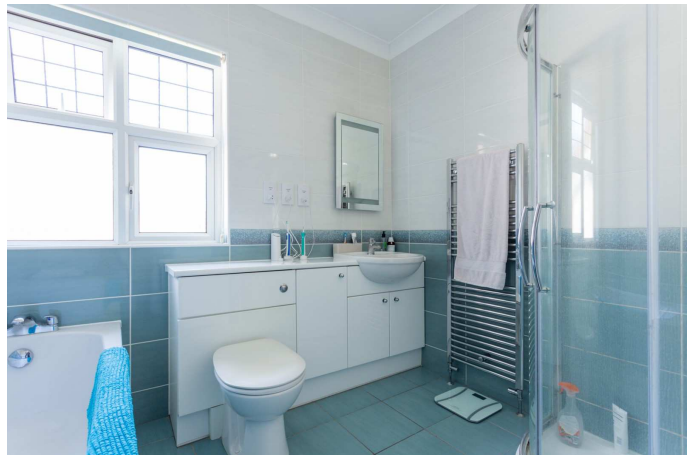
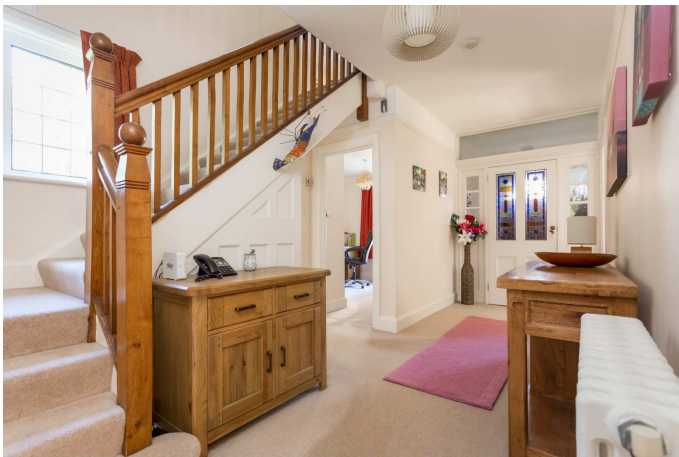




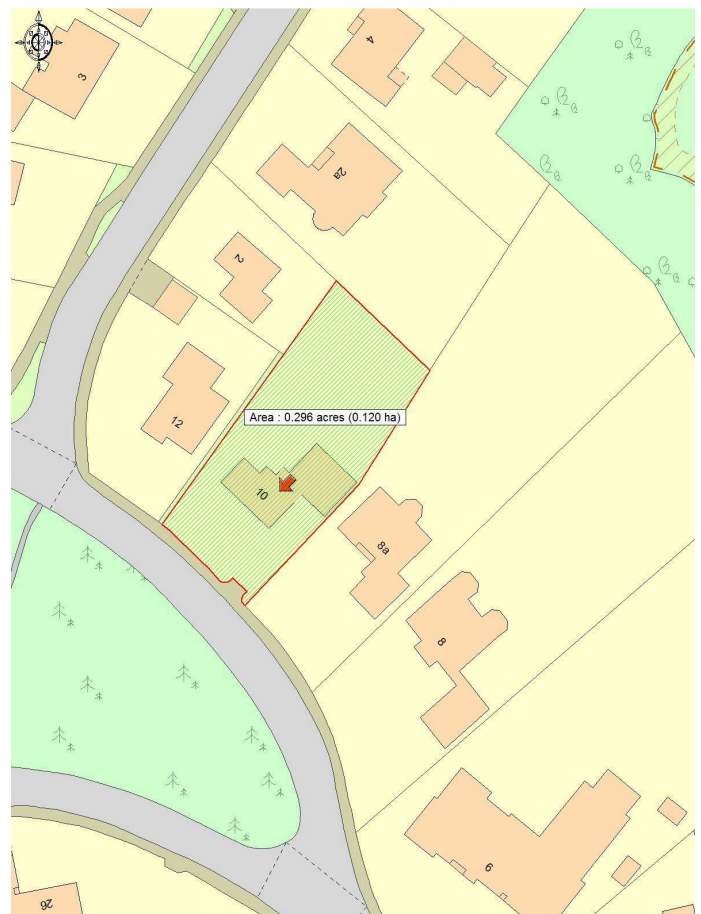
DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. Proceed ahead at the traffic lights at the junction of Queen Anne Drive and continue down Gravel Hill. At the roundabout, take the third exit into Dunyeats Road, passing Broadstone Middle School on the right. Take the next turning on the right into Upper Golf Links Road, and number 10 can be found on the right hand side.

EPC: Band D.

COUNCIL TAX: Band G.

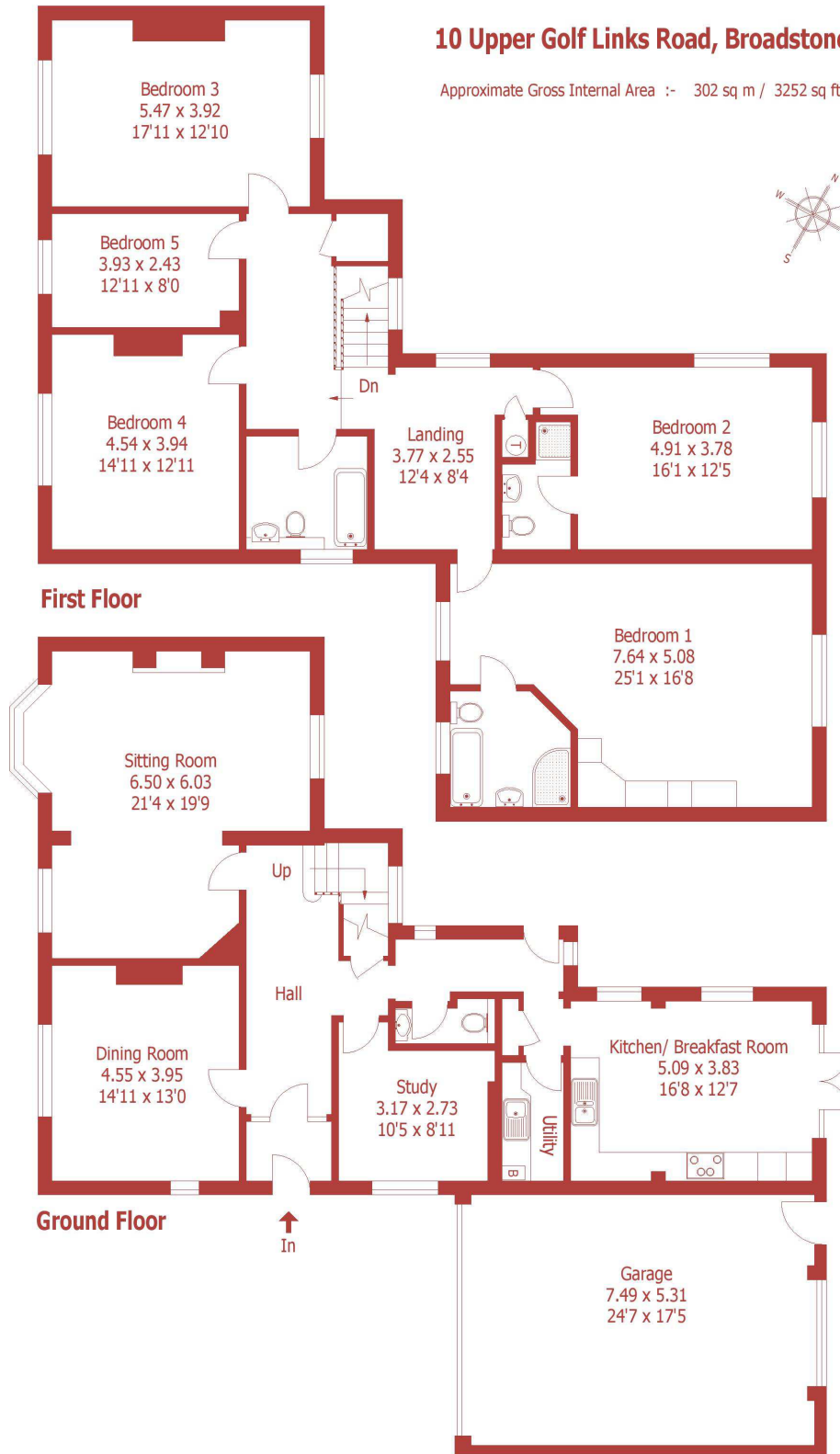


This Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.



10 Upper Golf Links Road, Broadstone

Approximate Gross Internal Area :- 302 sq m / 3252 sq ft



For identification purposes only, not to scale, do not scale

15 East Street, Wimborne, Dorset BH21 1DT
 Tel: (01202) 841171/2 Fax: (01202) 842714
 Email: properties@christopherbatten.com



www.christopherbatten.com

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