



Crossways, 21 Moor Road  
Broadstone  
Dorset, BH18 8BA

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Crossways is a most impressive 6 BEDROOM DETACHED EDWARDIAN GENTLEMAN'S RESIDENCE standing on a SUPERB SITE OF JUST UNDER HALF AN ACRE in a quiet, residential road less than half a mile from the centre of Broadstone village. NO FORWARD CHAIN.

This fine family home is NOW IN NEED OF COMPLETE REFURBISHMENT AND MODERNISATION, and offers TREMENDOUS POTENTIAL FOR EXTENSION, subject to the necessary planning consents.

The house offers spacious, 3-storey accommodation of over 3,300 square feet, with some outstanding views, and is located between the sought after Upper and Lower Golf Links Roads. Broadstone offers an excellent range of shops, and the major coastal resorts of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 20 minutes' driving distance.

The property is situated in a conservation area and within 400m of a Site of Special Scientific Interest (SSSI.) It is close to both Poole and Parkstone Grammar Schools and Corfe Hills School, and is within a 10-minute drive of the renowned Canford School at Canford Magna.

Traditionally constructed in 1910 and occupied by the current owner since 1974, Crossways has brick and pebbledash elevations, with two high timber gables, a roof of small plain clay tiles and a tall chimney. The house has many attractive features.

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**Viewings by appointment**

**Price Guide £775,000-£800,000 Freehold**







An impressive gabled canopy entrance and a tall timber front door (with feature stained glass panels) lead to a large entrance hall where there is a cloakroom and an under stairs cupboard.

The 3 fine reception rooms all have impressive bay windows and open fireplaces. From the drawing room, double doors lead to a conservatory.

To the rear of the ground floor, there is a large kitchen/breakfast room with a gas Aga, a large pine dresser and 2 full height pine cupboards. A door leads to a large utility room with door to outside, two butler's sinks, space for washing machine and freezer, large walk-in pantry and boiler room (former pantry) with a wall mounted gas boiler.

From the hallway, a straight staircase leads to a lower landing where there is a bathroom and separate WC. A flight of 3 stairs leads to the upper landing, off of which there are 4 spacious double bedrooms, all of which have an outstanding view over woodland and the surrounding area) and a spacious shower room.

Stairs lead to the second floor where there are 2 further double bedrooms, a tank room and a store room (which could be converted into a second floor bathroom, subject to planning consent.)

Crossways stands in a superb garden enclosed by close boarded fencing, wire fencing and mainly laurel hedgerows. A large in-and-out driveway, accessed via 5-bar gates from Moor Road leads to a dilapidated single garage.







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.





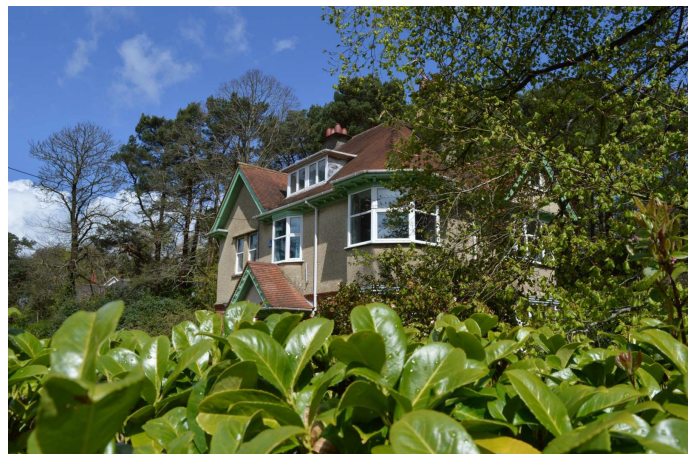
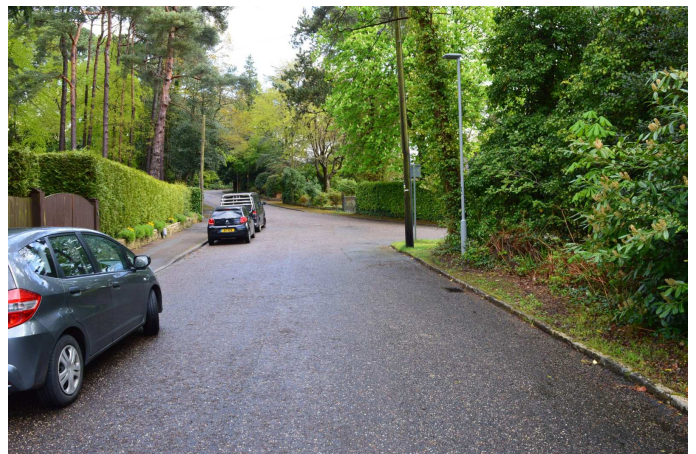
The main gardens lie to the south-west side of the property and are arranged as a large lawn with a central fish pond. There is a wealth of established trees and shrubs including rhododendron, holly, camellia and pine. A grass bank to the front has steps leading to the house.

Directions: From Wimborne, proceed up Oakley Hill towards Poole. Take the first exit from the roundabout, and proceed along Gravel Hill, continuing ahead at the traffic lights (at the junction with Queen Ane Drive.) At the next roundabout, take the third exit into Dunyeats Road, signposted to Broadstone. Proceed down the hill and turn right into Lower Golf Links Road. Take the first turning on the right into Moor Road and, at the T-junction, turn left into a former entrance to Moor Road (with bollards bordering Lower Golf Links Road.) The driveway to Crossways is the last entrance before the bollards.

Council Tax Band: G

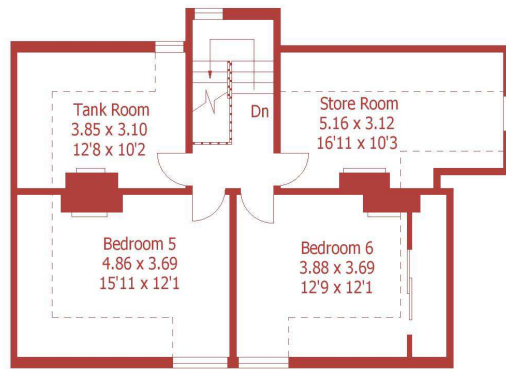
EPC Rating: D

Viewing: By prior arrangement through CHRISTOPHER BATTEN

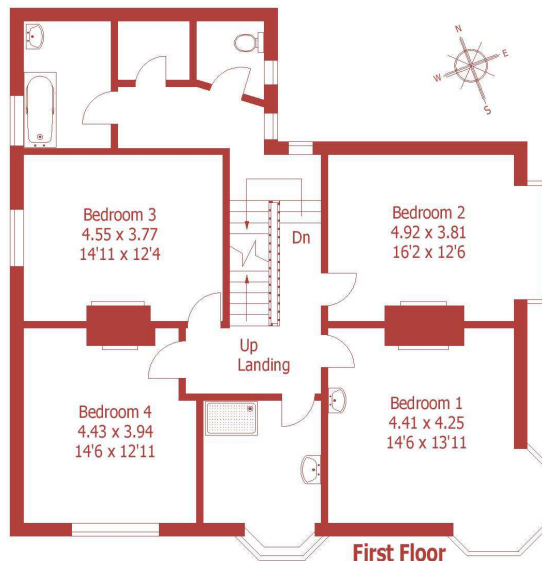


## 21 Moor Road, Broadstone

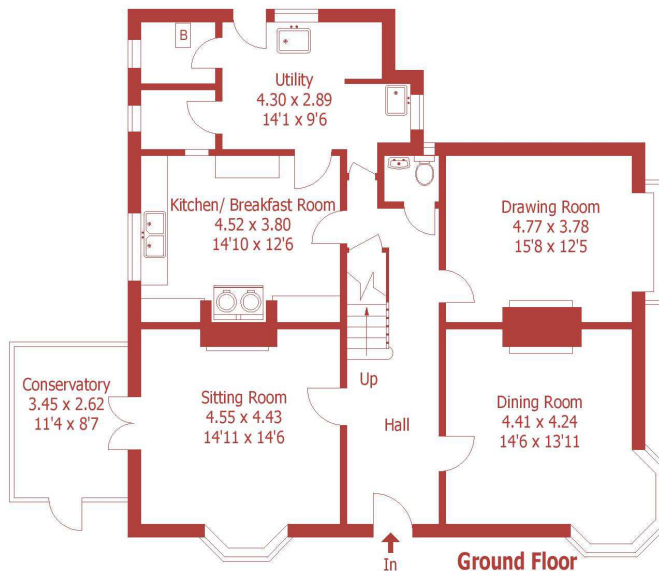
Approximate Gross Internal Area :- 312 sq m / 3360 sq ft



Second Floor



First Floor



Ground Floor

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

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