



Gleneagles, 16 Portmore Close  
Broadstone, Dorset, BH18 8BZ



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Gleneagles is a beautifully presented, modern, 4 double bedroom detached family house extending to just over 3000 square feet of living space, situated about 1 mile from the centre of Broadstone, in a quiet private close which backs directly onto Delph Woods and privately-owned heathland (which is also a SSSI site.)

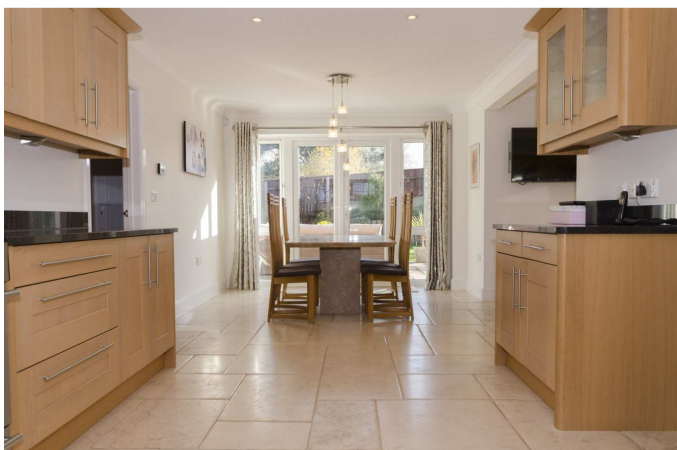
NO FORWARD CHAIN

Occupied by the present owners since new, Gleneagles has been maintained to a high standard, and has **MAGNIFICENT OPEN VIEWS FROM THE PRINCIPAL BEDROOMS.**

Agents' Note: There is planning permission and building regulations approval for an 8m x 4.3m family room extension.

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Viewings by appointment  
**Price Guide £795,000 Freehold**





The attractive ground floor layout includes a showpiece kitchen/breakfast/dining area (fitted with oak units, granite work surfaces and quality appliances,) which leads to a superb conservatory. There is also a large sitting room, a study, a utility room and a cloakroom.

On the first floor, the large master bedroom has a well fitted dressing area and a spacious bathroom (with a bath, separate shower, twin basins and WC.) Bedroom 2 has an en suite shower room, and there is a separate family bath/shower room.

Connected to all mains services, the house has gas central heating (with under floor heating to the ground floor and radiators to the first floor.)

The flat garden is laid to lawn and terrace, and enclosed by close boarded fencing and walling.

**AGENTS' NOTE:** The property owns the adjacent, gated tarmac driveway which leads directly to the heath, and is available for the use of the fire service only, in case of emergencies. It must be kept clear at all times.









**DIRECTIONS:** From the centre of Broadstone, proceed up Dunyeats Road, taking the fourth turning on the left, into Upper Golf Links Road. Take the first turning on the right, into Merriefield Avenue. After 250 yards, turn right and proceed down the hill. Turn right into Portmore Close and turn immediately right into a private driveway which leads to number 16.

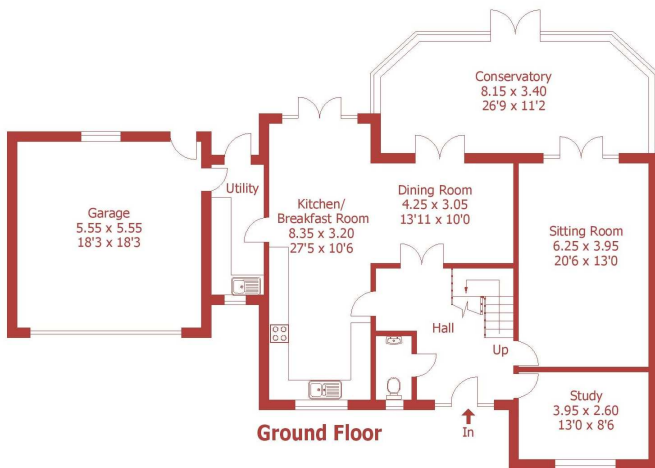
**EPC Rating:** C.

**Council Tax:** Band G.



## Gleneagles, 16 Portmore Close, Broadstone

Approximate Gross Internal Area :- 288 sq m / 3100 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



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