

HOME OF DISTINCTION



Birch Croft, Corfe Lodge Road, Broadstone



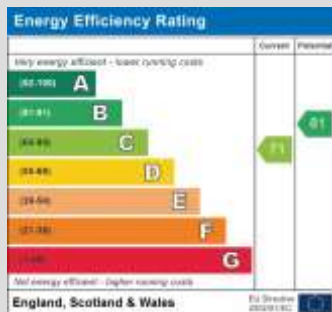


**Birch Croft, Corfe Lodge Road,
Broadstone, Dorset,
BH18 9NQ**

A BRIGHT AND SPACIOUS 6 BEDROOM, 6 BATHROOM (4 EN-SUITE) DETACHED FAMILY HOME SITUATED IN A HIGHLY DESIRABLE LOCATION OFFERING FLEXIBLE ACCOMMODATION SET OVER 3 FLOORS, PLUS INTEGRAL DOUBLE GARAGE.

(ref: 743194)

£900,000



Property Description

Birch Croft is a detached family home that has been heavily extended and improved by the present owners and is beautifully appointed throughout offering spacious and flexible accommodation. The property is set within a mature, secluded plot in one of the area's most sought after locations.

Accommodation

- Reception hall
- Sitting room
- Kitchen/dining room
- Master suite with dressing room and en-suite
- 6 double bedrooms
- Study / Bedroom 7
- Top floor accommodation currently used as a gym
- Formal Dining Room
- Utility room
- Mature, secluded grounds with wooded outlook



Location

The property is situated in a tucked away quiet location on Corfe Lodge Road which lies on the fringes of Broadstone and Corfe Mullen, lying close to Upton Heath Nature Reserve which has a protected SSSI status restricting any further development in the nearby area. The Heath is one of the largest in the area and is home to a variety of wildlife with views across Poole and the Harbour, there are extensive walks and access to the Castleman Trailway and footpath. The nearby town of Broadstone offers a comprehensive range of shops and amenities including a Championship Golf Course. The general area is well known for its sought after schooling as well as private schools in the area such as Canford, Castle Court and Dumpton.

Property Description

Steps lead up to the front door into a welcoming reception hall that has stairs rising to the first floor with solid wooden stair case and 2 large storage cupboards. The large triple aspect sitting room has 3 windows overlooking the front and side gardens as well as far reaching seasonal views toward Poole Harbour and there is a feature inset wood burner.

A stone archway provides access into the kitchen/dining room which is a particular feature of the house offering incredibly sociable, contemporary accommodation with sliding doors leading to the garden. The kitchen area offers a comprehensive range of white high gloss base and eye level units with integrated appliances including twin Siemens eye level electric ovens, microwave and coffee machine and double inset stainless steel sink unit.

Further benefits include a centre island with black granite working surfaces, a 4-ring induction hob plus a separate single gas burner, inset power outlet, space for breakfast seating, tiled flooring throughout and a personal door to the side aspect. There is also a fitted wine rack plus space for an American style fridge/freezer.

The dining area offers a continuation of base level units and working surfaces, ample space for a table and TV point.

The separate utility room has a range of further fitted units, an oversized sink and there is space and plumbing for a washing machine and tumble dryer.

Furthermore on the ground floor is the formal dining room benefiting from a dual aspect and scenic outlook as well as a storage cupboard with double doors, the study which could be used as another bedroom if required and a double bedroom. The part tiled shower room offers a contemporary white suite with double pan shower, WC and circular wash basin with concealed plumbing and floating taps and there is a heated towel rail.

On the first floor is a large landing with airing cupboard. There are five spacious double bedrooms on this floor, four of which have en-suites and the family bathroom which is fully tiled benefiting from a 3-piece suite including bath, WC, sink with vanity unit and a heated towel rail.

The master suite is another feature of the property boasting a vaulted ceiling with exposed ceiling beams, glass Juliet balcony overlooking the garden with its very own dressing area benefiting from a fitted vanity table, walk-in wardrobe with sliding mirrored doors and ample hanging and shelving storage space throughout. The en-suite bathroom is part tiled with his and her sinks, double pan shower, Jacuzzi style bath, wall mounted heated towel rail and under floor heating.

Stairs lead up to the second floor with a small landing and door into the large room which is incredibly versatile and is currently being used as a gym as well as an additional studying area. There are also access points to storage within the eaves.





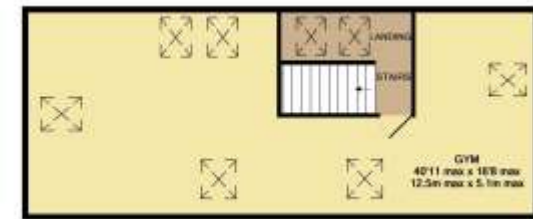
GROUND FLOOR - GARAGE LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by Lara Bunter

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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From the reception hall, further stairs lead down to the lower ground floor where there is further storage within the eaves as well as internal access to the garage which has power and light points and an electrically operated up and over door. To the rear of the garage is a door leading into an additional store room providing more storage, power and lighting as well as housing the boiler and cylinder.

Outside:

The property is approached via a good sized tarmac driveway providing ample off road parking and in turn leading to the integral double garage with up and over door. Steps lead up to the front door with a balcony overlooking the surrounding woodland.

The property enjoys a beautiful woodland setting. Surrounding the house are attractive wrap-around landscaped gardens mainly laid to lawn bound by timber fencing. There is a small pond, a selection of mature shrubs, trees and bushes, a raised decked area perfect for al-fresco dining, and a greenhouse to the rear.

Further features include:

- Deceptively spacious and versatile accommodation throughout
- Mains gas central heating
- Mains services
- Easy access to Heathland



