



**Broadstone  
Dorset, BH18 8DD**

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## FREEHOLD PRICE £800,000

A truly exceptional and sympathetically remodelled four bedroom, three bathroom detached family home with stunning kitchen/lifestyle family room situated in a sought after location near Broadstone golf course.

The ground floor accommodation includes a spacious entrance hallway with vaulted ceiling and sky light windows, high quality flooring running through from the reception to the kitchen/lifestyle room. A particular feature of the property is the kitchen/lifestyle room having a bespoke fitted kitchen with extensive range of base and eye level cupboards, stone worktops, matching central island with fitted breakfast bar, integrated twin fan assisted ovens, full size integrated dishwasher, Smeg fridge/freezer, space for family table and chairs and sofas, enjoying rear aspect windows and French doors overlooking landscaped garden. Semi open plan leads through to the sitting room enjoying front aspect windows. There is then a good size utility room, study/playroom and downstairs cloakroom. To the first floor there are four good size bedrooms all with high level vaulted ceilings, the master bedroom benefiting from large eave storage and en suite shower room and bedroom two/guest room also benefiting from large eave storage and luxury en suite shower room.

Outside. The front garden has a good size lawn area with brick paviour driveway giving off road parking for a number of vehicles leading to over sized garage with electric roller door with remote control, power and lighting. A gate on one side leads to the rear garden having a good size patio area ideal for al fresco dining leading on to a sizeable lawn with a number of mature shrubs, being enclosed by panelled fencing. There is then a studio/garden room with double glazed French doors overlooking the garden with further store room and outside wc.

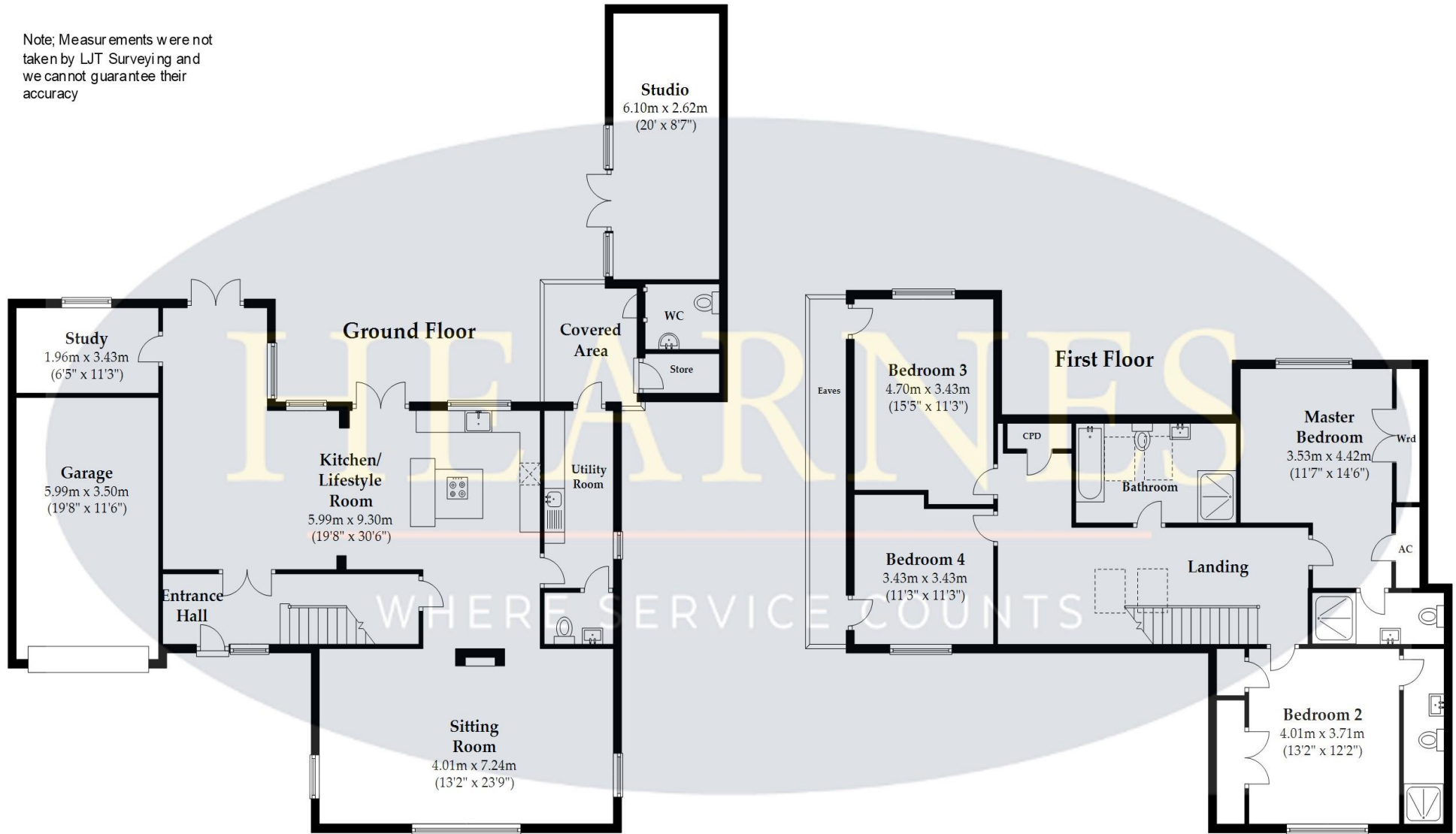
This superb home is within close proximity of all the amenities of the Broadway where there is a diverse range of shops, cafes and public houses. Broadstone itself is an extremely popular area with its reputable schools and the cosmopolitan centres of Poole & Bournemouth are approximately 6 and 8 miles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


COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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



**Gross Internal Floor Area: approx 246.4 sq.metres (2652 sq. feet)**  **LJT SURVEYING**

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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