



## 32 Upton Way, Broadstone BH18 9LY

A most handsome, beautifully presented, five double bedroom family home boasting 2,928 sq ft, set on a large secluded plot, within walking distance of the village centre. One of the finest family homes we have seen for a very long time.

**EPC: 72 Council Tax Band: F Price: £1,095,000 Freehold**







## Key Features

- FIVE DOUBLE BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS
- SITTING ROOM AND SEPARATE LIVING ROOM
- OUTSTANDING KITCHEN/DINING/FAMILY ROOM WITH GRANITE WORKSURFACES
- UTILITY ROOM
- STUNNING ENTERTAINING AREA ACCESSED FROM THE KITCHEN OVERLOOKING THE BEAUTIFUL REAR GARDEN
- BASEMENT ROOM SUITABLE FOR A VARIETY OF PURPOSES AGAIN IDEAL FOR ENTERTAINING
- BEAUTIFUL WELL STOCKED HIGHLY SECLUDED EXTENSIVE GARDENS
- PRIME LOCATION WITHIN 10 MINS WALK OF THE VILLAGE CENTRE

## The Property

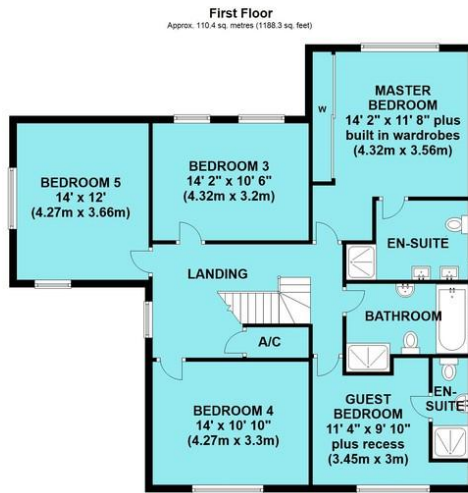
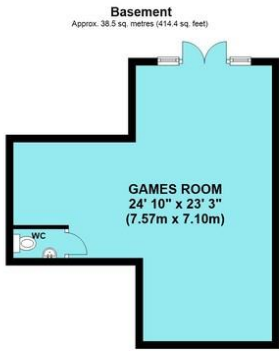
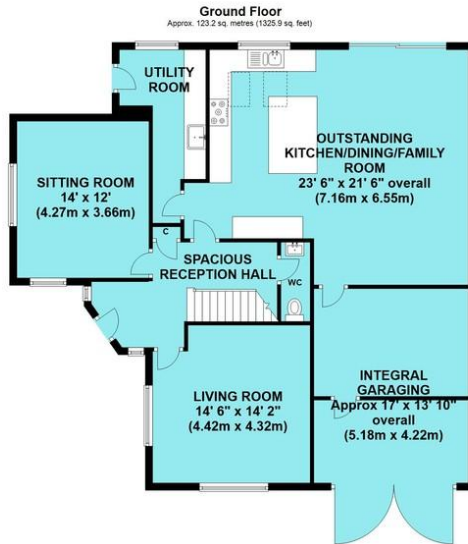
A truly wonderful opportunity to acquire a most handsome detached family home, found on one of Broadstone's most sought after roads, within walking distance of the village centre.

On the ground floor, one will find a sitting room and living room, whilst the main feature is the outstanding kitchen/dining/living room with feature island, which overlooks the rear garden and has direct access to a superb entertaining area outside. Of particular note is the lower

ground floor basement area which once again can be used for a variety of purposes.

On the first floor, there are five double bedrooms, with two rooms having en-suite shower rooms, whilst one will also find a family bathroom.

The property is set amongst beautiful, well maintained, extensive gardens. To the front, there is an extensive driveway bordered by mature hedgerow.



Total area: approx. 272.1 sq. metres (2928.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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