

Symonds
& Sampson



Higher Blandford Road

Broadstone, Dorset

8A

Higher Blandford Road
Broadstone
BH18 9AF

A unique and beautiful Grade II listed original Broadstone former farmhouse situated a short walk from the popular bustling Broadstone High Street.



- An original Grade II listed Broadstone former farmhouse
 - Characteristic architectural features
 - Large enclosed garden
 - Walking distance to town
 - Ample off road parking and double garage
 - A wealth of charm & character
 - No forward chain

Guide Price **£675,000**

Freehold

Wimborne Sales
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THE PROPERTY

A unique and beautiful Grade II listed original Broadstone former farmhouse, situated a short walk from the popular bustling Broadstone High Street.

The home features a wealth of original character offering; three bedrooms, three bathrooms and three/four reception rooms. Upon entry you're greeted with a stunning vestibule with a galleried landing, accompanied with charming living accommodation with an abundance of natural light.

ACCOMMODATION

Entrance hall, galleried landing above the hall, snug/bedroom 4, sun room, kitchen/family room, sitting room, dining room, boot/utility room, wet room with a back door out on to the patio. On the first floor there is a split level landing, three double bedrooms, principle en suite with dressing area, family bathroom. Outside is a garden mainly laid to lawn, parking, patio area, double garage and sloped log store.

OUTSIDE

A paved driveway offering space for numerous vehicles along with access to a private rear garden bound with mature tree, shrub and hedge borders. Immediately to the rear connects a large bricked patio ideal for entertaining, also containing well stocked flowerbeds with an abundance of seasonal flowers. The property also has a double garage and lean-to log store.

SITUATION

Broadstone offers a wide range of shops 'The Broadway' being a busy hub including an M & S food hall, schools for all age groups; walks in Delph Woods and along the Castleman Trailway, and bus services connecting to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

DIRECTIONS

What three words [///intro.comic.rich](http://intro.comic.rich)

SERVICES

All mains services
EPC rating - D
Council Tax Band - F

MATERIAL INFORMATION

Mobile phone and broadband reception is available and more information can be found on the ofcom website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(10-14) A	(15-17) B	(18-20) C	(21-23) D
(24-27) E	(28-30) F	(31-33) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

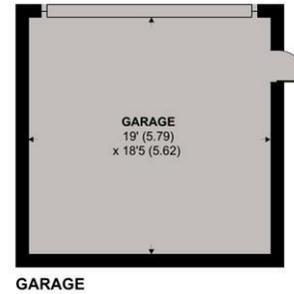
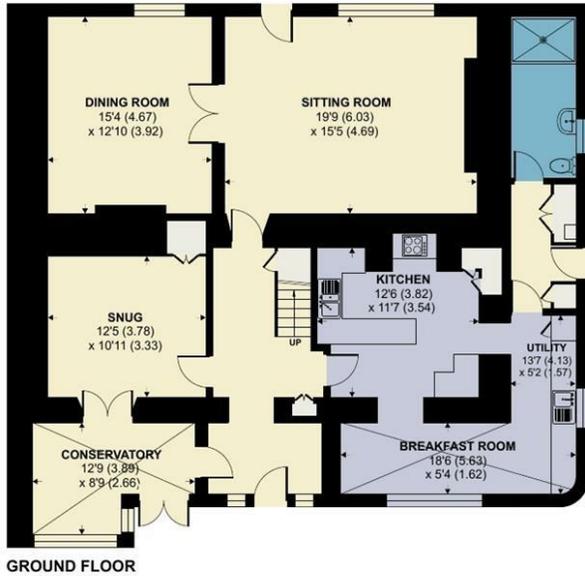
Higher Blandford Road, Broadstone

Approximate Area = 2632 sq ft / 244.5 sq m

Garage = 350 sq ft / 32.5 sq m

Total = 2982 sq ft / 277 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1404842



WIM/IJ/FEB26



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