

Symonds
& Sampson

Upper Golf Links Road

Broadstone, Dorset

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Upper Golf Links Road
Broadstone
BH18 8BU



- Impressive 1920's family home set in a premier location
- Well located close to the village centre, sought after location
- Highly regarded state and private schools nearby
- Over 4,700 ft² of well-proportioned accommodation
 - Ample parking, garage and excellent privacy
- Extensive gardens with direct access to Delph Woods
 - Striking great hall with a solid ash staircase

Guide Price £1,795,000

Freehold

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THE PROPERTY

This period home, built in the early 1920's, extended and renovated in 2005, offers over 4,700 ft² of versatile accommodation behind a distinguished façade..

The house stands on one of the area's most desirable residential roads, with easy access to highly regarded schools, good shopping facilities and excellent transport links to nearby towns and cities.

Accommodation includes five bedrooms, three reception rooms, four bathrooms and a dressing room.

A central feature is the great hall - large enough for entertaining - showcasing a sweeping solid ash spiral staircase that rises to a mezzanine landing that overlooks the rear garden through floor-to-ceiling windows.

Delph Woods can be reached directly from the rear garden, providing convenient access for woodland walks and dog exercise.

A substantial raised deck overlooks the mature gardens and conceals a large storage area, suitable for a ride-on-mower. The property also includes a generous cellar.

The property offers connections to Poole Harbour, Sandbanks and the shopping and leisure amenities of Bournemouth.

Wimborne's historic market town is nearby, and the coast provides miles of sandy beaches.

Poole Railway Station offers a fast direct service to London Waterloo via Southampton Airport Station. Bournemouth International Airport is a short drive away.





ACCOMMODATION

The great hall features a spiral ash staircase, floor-to-ceiling windows and double casement doors opening onto the raised deck.

On the ground floor, the large dining kitchen links to a family room with a log burner. Double doors from the hall lead to a spacious sitting room with a veranda. A further reception room is currently used as a home office. Two WC's and a utility room complete this level. The principal bedroom, with ensuite facilities and a dressing room, is also on the ground floor, which benefits from gas

underfloor heating.

The first floor mezzanine landing leads to four double bedrooms, two with ensuite bathrooms, a family bathroom and a large walk-in linen cupboard.

OUTSIDE

To the rear, a raised wooden deck provides generous under-deck storage and overlooks the gardens. Accessed from near the decking, the large cellar/workshop offers useful additional space. The accommodation is further complemented by a detached garage with workshop and a separate garden shed.

SITUATION

Upper Golf Links Road is one of the area's most desirable addresses, close to the village centre with an M&S Food Hall, sports centre, shops, cafés and restaurants. Excellent road links and Poole's main-line station provide easy travel to London Waterloo via Southampton Airport Station, and Bournemouth International Airport is within a short drive.

DIRECTIONS

What three words ///ample.define.zoom



SERVICES

All mains services
EPC Rating - C
Council Tax Band - G
Gas underfloor heating to the ground floor; gas central heating to the first floor.

MATERIAL INFORMATION

Broadband and mobile connections available - see Ofcom website for further details.





Upper Golf Links Road, Broadstone

Approximate Area = 4141 sq ft / 384.7 sq m (excludes void)

Garage = 239 sq ft / 22.2 sq m

Outbuildings = 405 sq ft / 37.6 sq m

Total = 4785 sq ft / 444.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	72	78
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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1350449



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