5 Laurel Drive, Broadstone, BH18 8LJ

**£1,495,000**

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An Impressive Individually Designed Family Home offering a rare opportunity to acquire a substantial, bespoke home in one of Broadstone's finest residential locations, providing space, privacy and flexibility for modern family life.

Occupying a generous, private plot, this substantial executive residence offers over 3,450 sq ft of beautifully appointed accommodation arranged across three floors. Designed and constructed in 2009 for the current owners, the property blends traditional styling with high-spec contemporary finishes and is presented in excellent order throughout.

Ideally positioned within walking distance of Broadstone village centre and its range of shops, amenities and recreation facilities—including the renowned Broadstone Golf Club—the home also sits within highly regarded school catchments and provides convenient access to local independent schools such as Canford and Dumpton.

Ground Floor

A welcoming entrance porch leads into a striking reception hall, enhanced by a feature window that floods the space with natural light and a solid oak staircase with glass balustrade rising to the upper floors. Fitted storage beneath the stairs provides practical everyday convenience.

The elegant sitting room enjoys a dual aspect with a bay window to the front and bi-fold doors opening onto the rear garden. A central stone fireplace with multi-fuel/log-burning stove creates an attractive focal point.

Complementing this are two further reception rooms, currently arranged as a cinema room with bespoke media storage and a music room/study, offering flexibility to suit modern family living.

The impressive kitchen/dining room forms the heart of the home. Designed for both everyday use and entertaining, it features a comprehensive range of quality fitted units, butler sink, illuminated dresser, and a central island with breakfast bar seating. Integrated appliances include a fridge/freezer, dishwasher, wine cooler, coffee machine, eye-level oven, warming drawer and extractor hood above a freestanding range cooker. The dining area benefits from a vaulted ceiling with roof lights and bi-fold doors opening directly onto the garden, creating a bright and sociable space.

A separate utility room provides additional storage, sink, and space for laundry appliances, with side access and an internal door to the double garage. A cloakroom completes the ground floor accommodation.

First & Second Floors

The spacious first-floor landing leads to five well-proportioned double bedrooms, all fitted with quality built-in furniture.

The principal bedroom is a bright double-aspect room with bay window overlooking the front aspect, complemented by a walk-in dressing area and a contemporary en-suite shower room with twin basins and vanity storage.

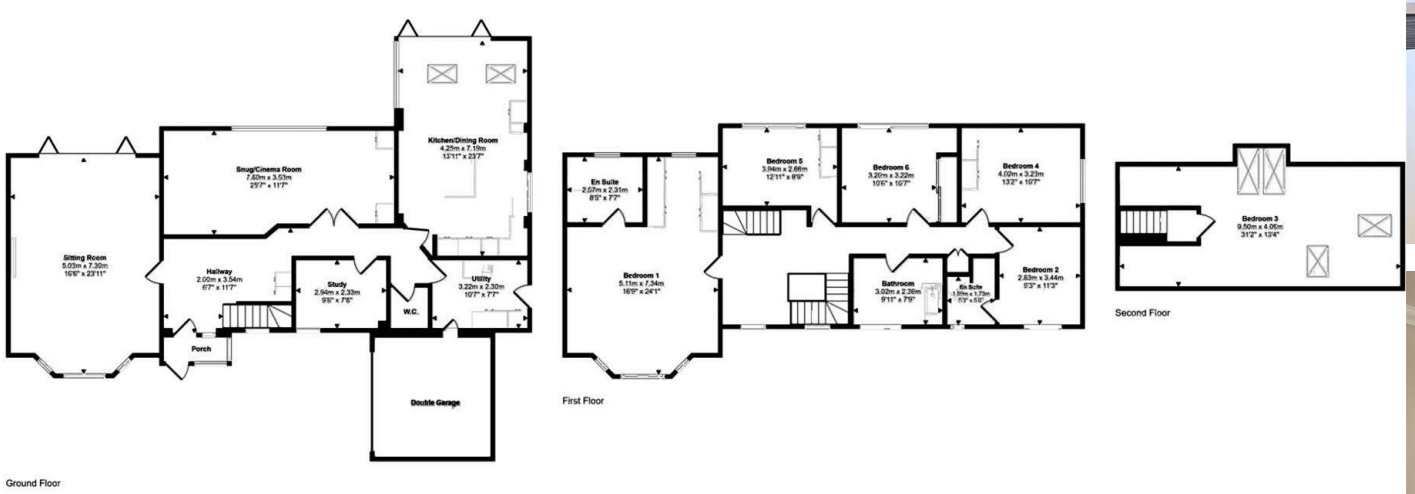
The guest bedroom also benefits from fitted furniture and its own en-suite shower room. Three further generous double bedrooms are served by a stylish family bathroom comprising bath with shower attachment, WC and vanity basin.

A further oak staircase rises to the top floor, where a superb 31ft open-plan room with Velux windows offers exceptional versatility—ideal as a sixth bedroom, home office, art studio or additional sitting room.

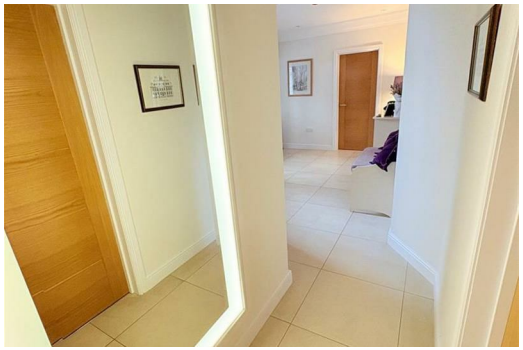
Outside

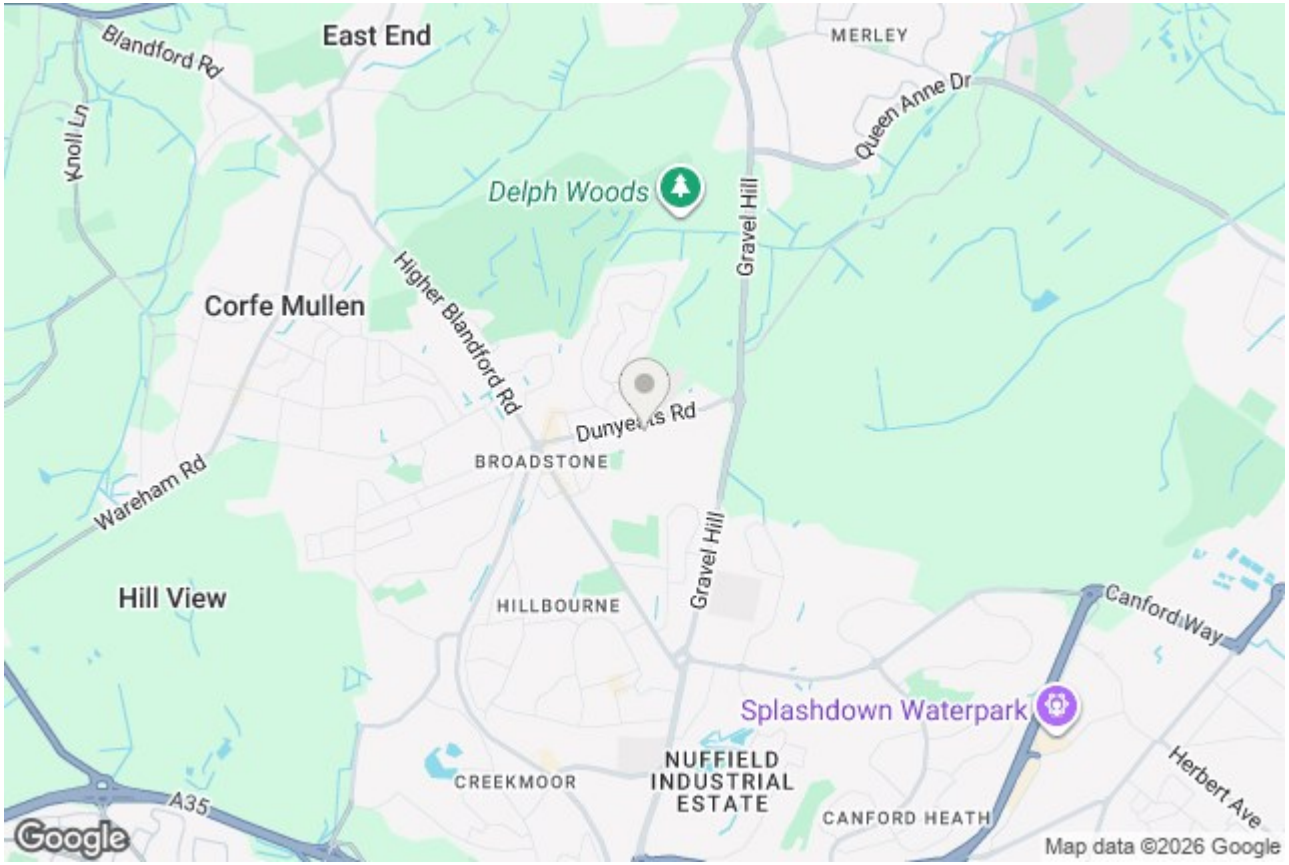
The property is set well back from the road behind an attractive frontage with brick wall detailing and a generous driveway providing ample off-road parking. The integral double garage benefits from an electric roller door and useful loft storage above.

The rear garden is level, private and predominantly laid to lawn, bordered by mature trees and established hedging. Several patio areas offer ideal spots for outdoor dining and entertaining. A charming cottage-style outbuilding with power and water supply presents exciting potential for a garden room, home office or annexe (subject to the necessary consents). Additional garden structures include a shed, log stores and greenhouse.



- Individually designed executive home (built 2009) offering over 3,500 sq ft across three floors
- Five double bedrooms plus superb 31ft top-floor room – ideal as bedroom six or home office
- Prestigious Laurel Drive location, walkable to Broadstone village & golf course, double garage & ample parking
- Luxurious principal suite with dressing area & stylish en-suite, plus guest bedroom with en-suite
- Stunning vaulted kitchen/dining room with island, premium appliances & bi-fold doors to garden
- Private plot approaching 0.5 acres with landscaped garden & charming cottage-style outbuilding
- Grand reception hall with bespoke oak staircase & quality fitted cabinetry throughout
- Three versatile reception rooms including cinema room & dedicated study/music room






## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 83 |
| (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

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