



81 York Road, Broadstone BH18 8EP

A wonderful opportunity to acquire a beautiful, character house dating from 1880, offered for sale in excellent condition, benefitting from a large rear garden. Favoured schools catchment area.

EPC: TBC Council Tax Band: D Price: £475,000 Freehold

 **4**  **2**  **1**





Key Features

- FOUR BEDROOMS
- SUPERB LOUNGE/DINING ROOM WITH WOODBURNER
- KITCHEN/BREAKFAST ROOM
- UTILITY/BOILER ROOM
- CABIN/HOME OFFICE
- MASTER EN SUITE
- OUTSTANDING GARDEN
- BEAUTIFUL LOVED CONDITION
- PRIME LOCATION CLOSE TO RENOWNED SCHOOLS
- VIEWING ESSENTIAL

The Property

A most handsome house located within walking distance of Broadstone's various shops, amenities and schools. A decorative glazed front door leads to the spacious reception hall, where one will find an understairs cupboard, together with downstairs doakroom. To the left, one leads into a superb lounge/dining room measuring nearly 25' in length, having a feature fireplace with wood burner. Across the back of the property, there is a quality fitted kitchen/breakfast room with peninsular bar and French doors leading out to the garden. There is also a working fireplace if desired. To complete the picture, there is a utility/boiler room.

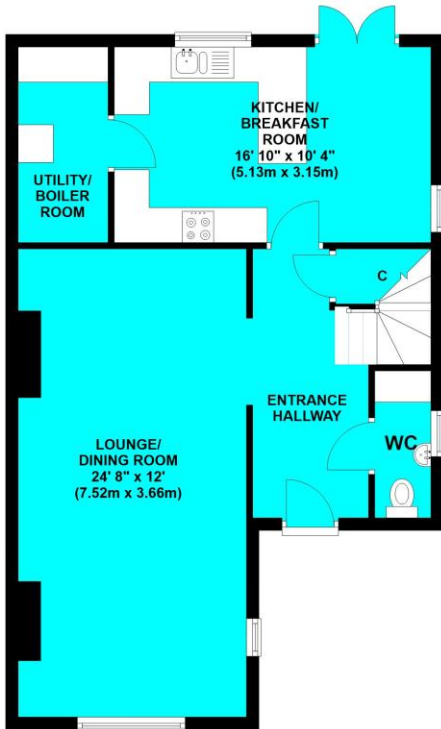
Moving upstairs via a dog-leg staircase, there is a spacious landing including an access hatch to the loft space. The master bedroom has an extensive range of fitted wardrobes and enjoys far reaching views together with an en-suite

shower room. There are three further good size bedrooms, ideal for the growing family. There is a well appointed family bathroom with part tiled walls and over-bath shower.

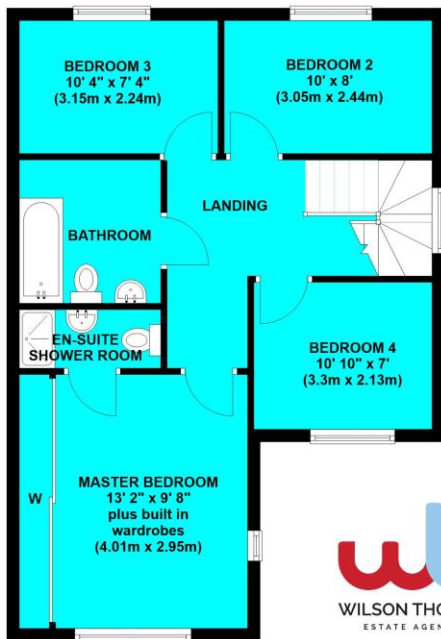
Well stocked front garden with driveway. A side gate provides access to the outstanding rear garden which measures approximately 80' in length. There is an extensive patio/entertaining area together with level lawned area from where steps lead to a raised further patio which catches the sun for most of the day. Adjacent to this is a large self-contained cabin with light and power together with internet connection, useful for a variety of purposes including home office. Historic air raid bunker.

To sumise, a most handsome, character house with excellent accommodation to suit the growing family, located within walking distance of Broadstone high street.

Ground Floor
Approx. 61.2 sq. metres (658.6 sq. feet)



First Floor
Approx. 54.6 sq. metres (588.0 sq. feet)



Total area: approx. 115.8 sq. metres (1246.6 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 and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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