



35 Charborough Road, Broadstone BH18 8NE

A truly wonderful opportunity to acquire a distinctive gentleman's residence with well planned, spacious accommodation, including up to five bedrooms, quietly situated adjacent to Broadstone Park, minutes from the village centre.

EPC: TBC **Council Tax Band:** G **Price:** £795,000 Freehold

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Key Features

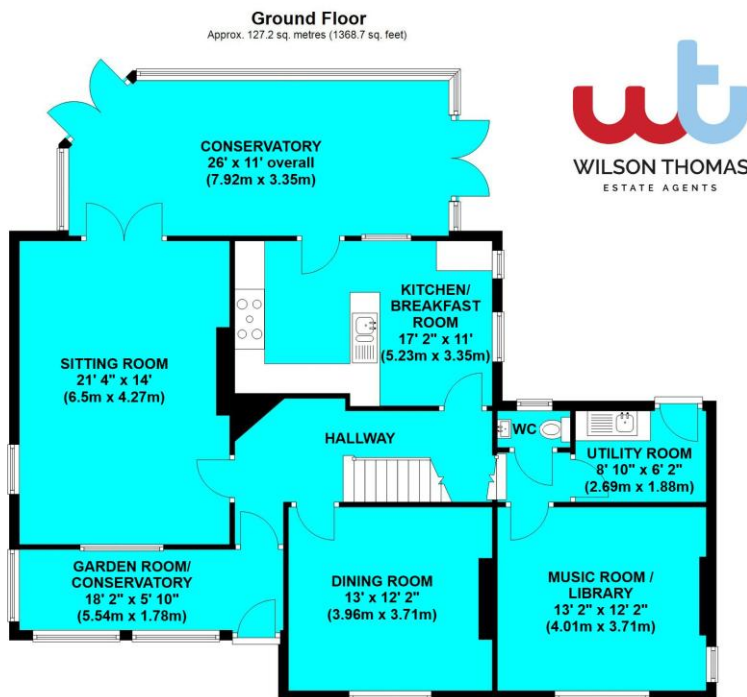
- FIVE BEDROOMS
- OUTSTANDING SITTING ROOM
- DINING ROOM
- MUSIC ROOM/LIBRARY
- EXCELLENT KITCHEN/BREAKFAST ROOM
- STUNNING CONSERVATORY
- MASTER EN SUITE SHOWER
- DOUBLE GARAGE
- PRIME LOCATION
- LARGE GARDENS

The Property

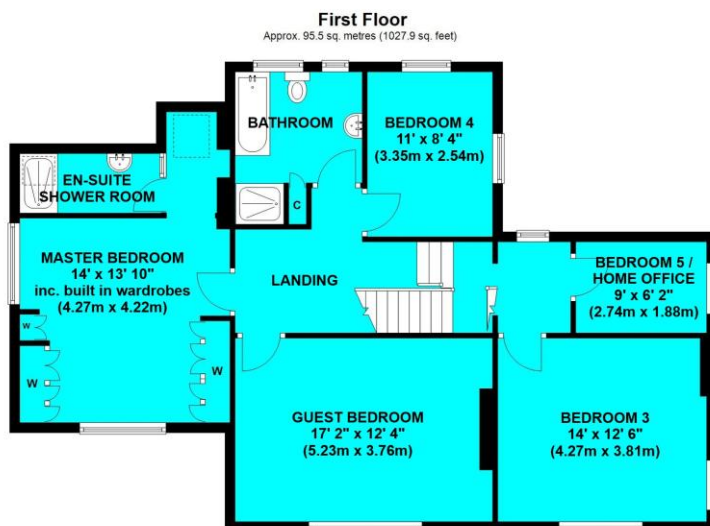
One will be immediately impressed upon approaching this handsome, distinctive character house which is a joy to view! Initially one leads into the front conservatory/garden room which in turn provides access to the reception hall. Towards the end of this hallway, one will find a cloakroom, together with laundry/boiler room. The main feature of the ground floor is the gracious living room with feature fireplace including wood burner. This leads into the superb conservatory which has underfloor heated Karndean flooring and provides a whole new dimension to the house. This continues into the excellent kitchen/breakfast room suitable for the growing family. To the front of the house on the ground floor one will find a formal dining room, together with a separate music room/library. The original staircase leads to the split level spacious first

floor landing which serves all five bedrooms. There is a master bedroom with fitted wardrobes together with en-suite shower room, whilst the guest bedroom is of a vast size and could also be used as the master if so desired. Bedrooms 3 and 4 are both doubles and enjoy views across the cricket ground. There is a 5th bedroom which would probably be more suited as a home office, again with a view across the cricket ground. Well appointed bathroom with separate bath and shower together with linen cupboard.

Outside, a driveway leads via double gates to a detached double garage providing, at the same time, extensive parking. The lovely gardens are well stocked and are well laid out to cater for both entertaining and children's play area on the level lawn. Summerhouse, timber store, outside log store and entertaining areas complete the picture.



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Total area: approx. 222.7 sq. metres (2396.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-90) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

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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