



8 Merriefield Avenue, Broadstone BH18 8DD

A rarely available opportunity to acquire a unique and distinctive five bedroomed family home with numerous outstanding features including a breathtaking secluded south facing rear garden adjacent to an area of protected woodland. Walking distance of Broadstone village centre and close to renowned local schools.

EPC: 66 Council Tax Band: G Price: £1,095,000 Freehold

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Key Features

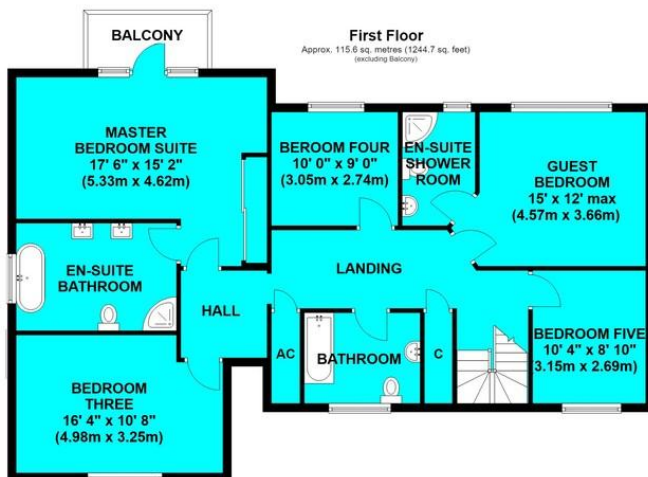
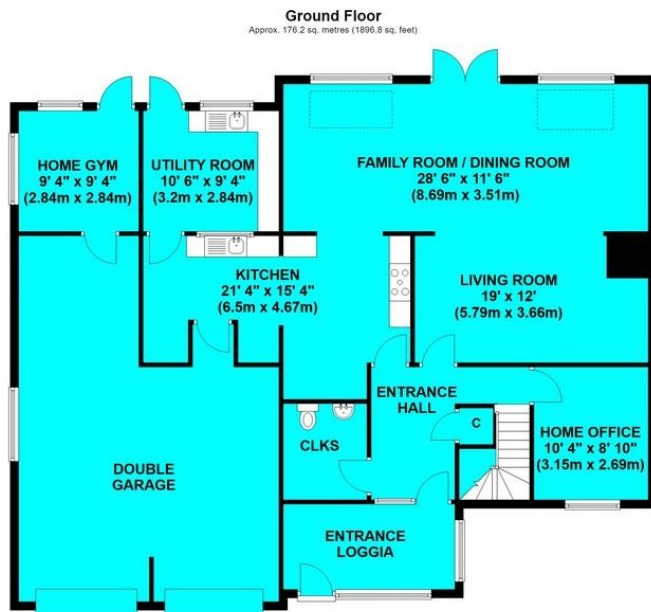
- FIVE BEDROOMS
- TWO EN SUITE BATHROOM/SHOWER ROOMS
- SUPERB LIVING ROOM
- LOVELY FAMILY ROOM AND DINING ROOM
- BEAUTIFULLY APPOINTED KITCHEN
- UTILITY ROOM AND HOME GYM
- HOME OFFICE
- DOUBLE GARAGE AND SPACE FOR MOTORHOME
- SHOW HOME PRESENTATION
- STUNNING SOUTH FACING GARDEN

The Property

Upon arriving at this amazing home, one will gain access via a spacious entrance loggia with a Purbeck stone wall which continues to the entrance hall. Well appointed downstairs cloakroom and additional understairs storage cupboard. A door leads straight into the outstanding living room with wood burner, which continues to the superb split level family room / dining room, which enjoys two picture windows overlooking the gardens. There are four electrically operated Velux windows with integrated solar blinds. From the dining area, French doors lead out onto the terrace. The flow then continues back to the stunning kitchen with a full range of high quality units and quartz work surfaces including high quality appliances. A particular feature is a large window that looks straight into the utility room which is of a similar quality and from there, a door leads into the home gym, From the first floor landing, one will find an amazing master

bedroom suite with built-in wardrobes and door to the south facing balcony with balustrade. There is also a beautifully appointed en-suite bathroom including bath tub and separate shower together with 'his and hers' sinks and fully tiled walls. The guest bedroom has a fully tiled en-suite shower room, there are three further double bedrooms and a family bathroom.

Extensive driveway with additional space for a motorhome, an integral double garage with twin electric up and over doors together with additional work shop area. One of the finest gardens we have seen in a very long time, which must be seen to be appreciated. Indian sandstone patio / entertaining area together with a large level lawned area bordered by an array of shrubs and tree life including a water feature, monkey puzzle tree and acer.



Total area: approx. 291.9 sq. metres (3141.5 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 illustration 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		75 C
55-68	D	66 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.

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