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**Broadstone
Dorset, BH18 8HH**

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FREEHOLD PRICE £900,000

This exceptional detached residence offers over 3,000sq ft of versatile and well-designed accommodation, perfectly suited to modern family living. Having been thoughtfully extended and improved by the current owners, offering four bedrooms, three reception rooms as well as a stunning open plan kitchen/dining/sitting room. NO FORWARD CHAIN.

- Highly flexible accommodation either as bedrooms, recreational space or annexe potential
- Impressive entrance hallway with stylish tiling into the living area
- Stunning open plan living space incorporating a superb, fitted kitchen with a large central island and comfortable seating space with a feature wood burner. Bi-fold doors opening directly onto the rear garden, creating a seamless indoor-outdoor lifestyle, ideal for entertaining
- Separate utility room, cloakroom and well-appointed bathroom
- Four additional versatile rooms that can be used as bedrooms, home offices or recreational spaces
- Three generous size first floor bedrooms
- Contemporary shower room
- Outside: to the front, a large gravel driveway providing ample off-road parking and leads to a covered entrance porch. The rear garden enjoys a sunny aspect and is predominantly laid to lawn, complimented by a patio area adjoining the house. Gravel pathways lead to two useful storage sheds
- Extensive extensions completed in 2025 by current owners including a single storey rear extension, along with a two storey front and side extension

This attractive property is set within 1 mile from the Broadway where there are a diverse range of shops, cafes, sports centre and public houses. Broadstone itself is an extremely popular area with its well reputed schools and the cosmopolitan centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles away.

COUNCIL TAX BAND: D EPC RATING: C



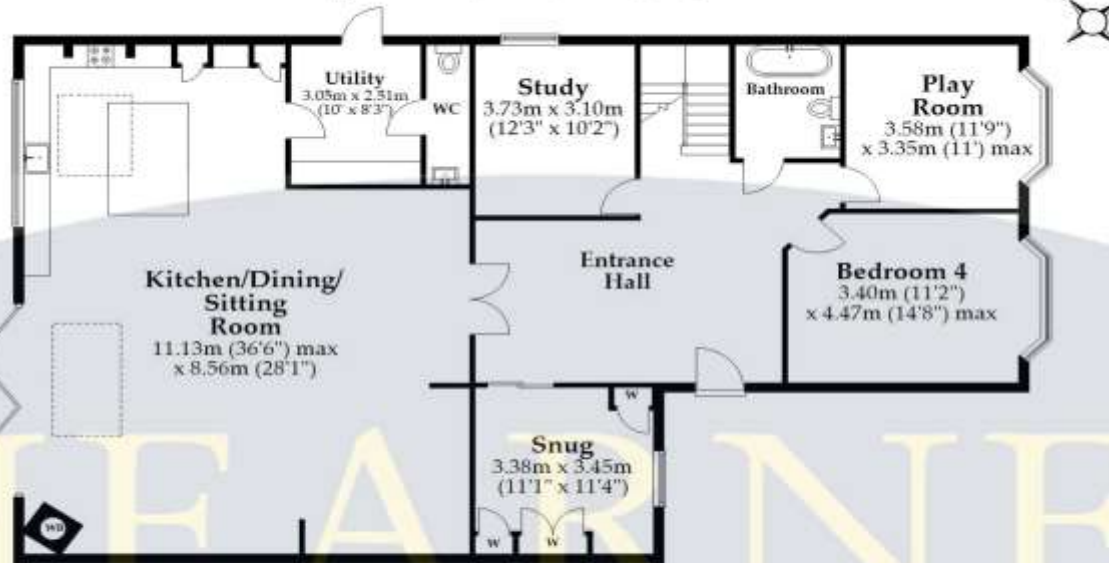
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

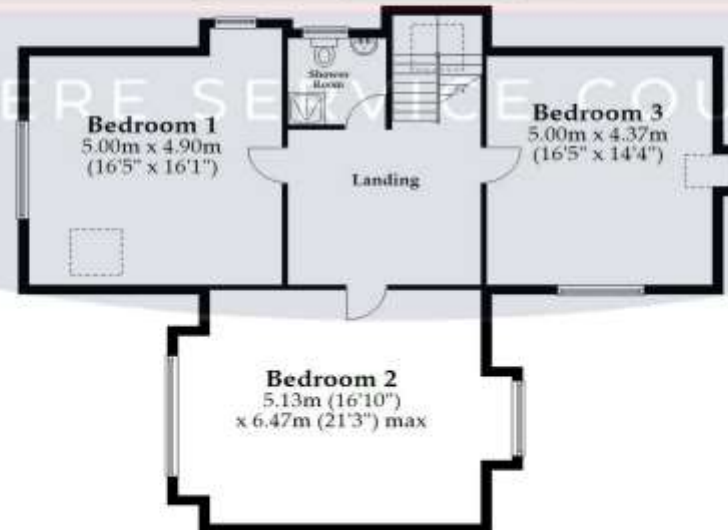
Ground Floor

Approx. 186.7 sq. metres (2009.7 sq. feet)



First Floor

Approx. 100.7 sq. metres (1083.4 sq. feet)



Total area: approx. 287.4 sq. metres (3093.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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