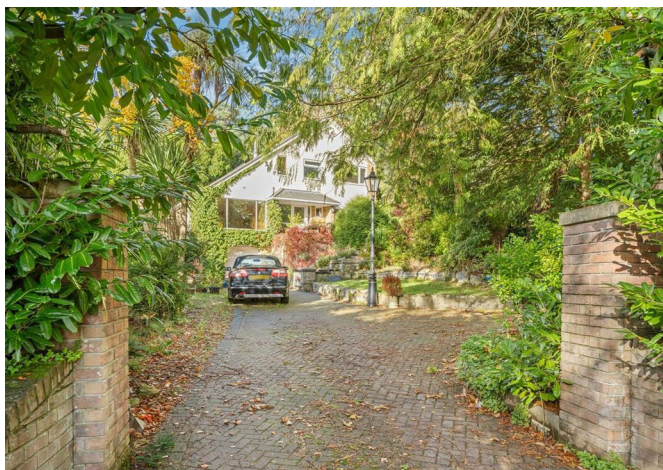




**78 Roman Road, Broadstone, BH18 9DN**  
**Offers in excess of £700,000**



## 78 Roman Road, Broadstone, BH18 9DN

### Offers in excess of £700,000

A rare opportunity to acquire a detached residence on the ever-desirable Roman Road, one of Broadstone's most sought-after addresses. This impressive home occupies a substantial, elevated plot, allowing natural light to flood every room and offering wonderful views over the mature gardens.

Internally, the property offers versatile and spacious accommodation. The dual-aspect lounge is a real highlight — featuring an open fire, perfect for cosy evenings in during the colder months. Large patio doors open onto an area ideally suited for reinstating a balcony, perfectly positioned to make the most of the surrounding outlook. The dining room is beautifully bright, with a large picture window framing the glorious garden views, creating an inviting space for family dining and entertaining.

A cloakroom and a well-proportioned kitchen complete the main living areas, while an additional reception room provides flexibility as a fourth bedroom, study, or snug, with direct access to the rear garden — ideal for modern family living or those working from home.

Upstairs, there are three generous double bedrooms, a contemporary family bathroom, and an additional large room with a Velux window, currently used as a playroom or office. Off this room lies a utility area, cleverly designed for practicality and storage.

## Description

- Lounge  
23'7 x 11'6
- Dining Area  
12'4 x 11'9
- Study/Bedroom 4  
12'4 x 10'9
- Shower Room/WC
- Kitchen  
10'11 x 10'10
- First Floor Landing
- Bedroom  
14'5 x 10'10
- Bedrom  
10'10 x 9'1
- Bedroom  
10'11 x 9'1
- Storage  
23'7 x 5'10
- Bathroom/WC  
7'8 x 6'7
- Garage & Drive
- Mature Rear Gardens
- Tenure: Freehold
- Council Tax Band F
- EPC Rating D

**Location**  
Broadstone is a highly sought-after residential suburb situated just north of Poole within the Bournemouth, Christchurch and Poole (BCP) area. Known locally as “The Village,” it combines a friendly community atmosphere with excellent local amenities and easy access to both coast and countryside.

At the heart of Broadstone lies The Broadway, a vibrant high street offering cafés, independent shops, supermarkets, and essential services. The area is surrounded by open green spaces including Broadstone Heath and a network of walking and cycling trails, providing a semi-rural feel while remaining well-connected to Poole, Bournemouth, and Wimborne.

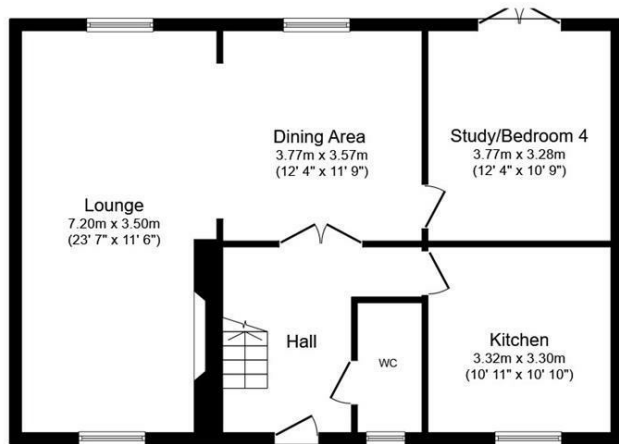
Broadstone is particularly popular with families and professionals due to its high-performing schools, leisure facilities, and strong transport links. Property in the area ranges from period family homes and modern detached houses to contemporary apartments, appealing to a wide range of buyers.

With its combination of village charm, community spirit, quality schooling, and proximity to major Dorset towns and beaches, Broadstone continues to be one of the most desirable places to live in the Poole area — ideal for those seeking a peaceful yet well-connected lifestyle.

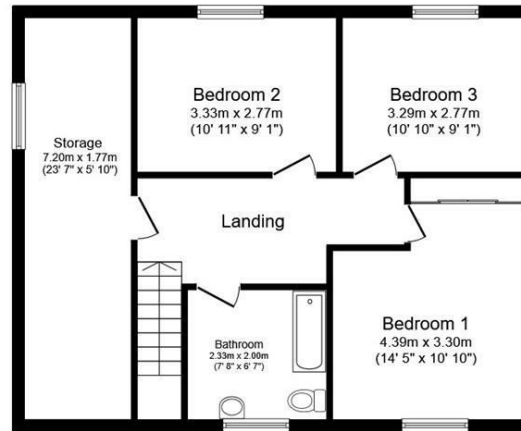
**Personal Interest Declaration**  
In accordance with the Estate Agents Act 1979, we hereby declare that a personal interest exists in the sale of this property. The seller of this property is a family member of an employee/partner/director of this estate agency.

This declaration is made to ensure full transparency and compliance with all relevant regulations.





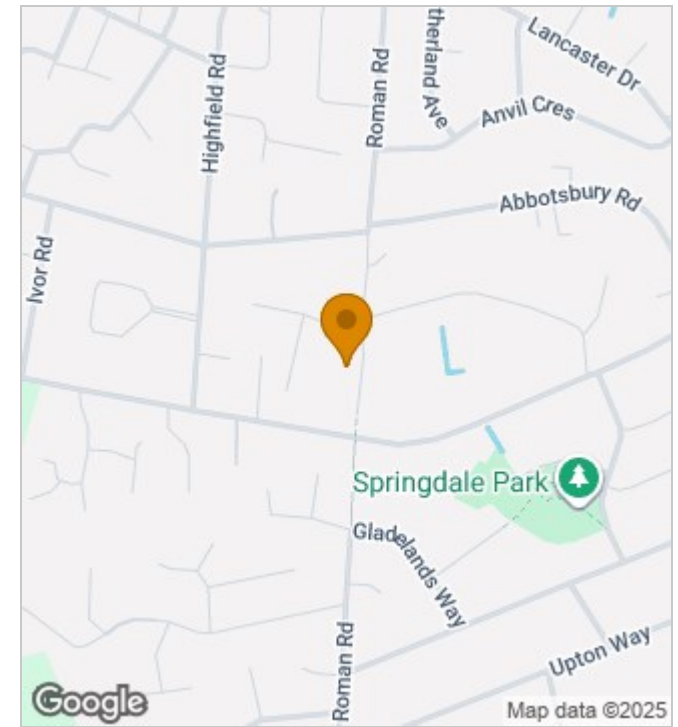
**Ground Floor**  
Floor area 76.0 sq.m. (818 sq.ft.)



**First Floor**  
Floor area 64.6 sq.m. (695 sq.ft.)

Total floor area: 140.5 sq.m. (1,512 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>60</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
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5. Zest Homes hold the copyright to all advertising material used to market this property.