



Symonds
& Sampson

Wallace Road
Broadstone, Dorset

34

Wallace Road
Broadstone
BH18 8NG



- A deceptively large detached family home
- Beautiful enclosed garden with an array of seasonal colour
 - Tucked away and very private
 - Excellent school catchment
 - No onward chain
 - Walking distance to Broadstone Village
- INFORMAL TENDER - 12th of June 2026 (ask for tender form)

Guide Price **£595,000**

Freehold

INFORMAL TENDER

Wimborne Sales
01202 843190
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THE PROPERTY

A deceptively large detached family home situated in a highly sought after location giving access to Broadstone Village. The home falls within the areas most sought after catchment for schools. This home boasts stunning gardens as well as spacious living area with three double bedrooms and an attached garage.

ACCOMMODATION

Through the front door into a good sized hallway, there is a fourth double bedroom/office with a door out into the garden. Through into an L shaped sitting room dining room which leads on to a large sunroom. The kitchen and utility room are situated off the sitting room, the utility has a back door out on to the driveway with access to the garage. Upstairs there are three double bedrooms with a family bathroom. The main bedroom has a large ensuite shower room and dressing room.

OUTSIDE

The house boast an exceptional garden with mature trees and flower beds, there are two garden sheds and a patio area perfect for outside entraining. A gravel driveway with room for three cars. A large attached garage offers more space for parking and storage.

SITUATION

Close to the village centre of Broadstone with an M&S Food Hall, sports centre, shops, cafés and restaurants. Excellent road links and Poole's main-line station provide easy travel to London Waterloo via Southampton Airport Station, and Bournemouth International Airport is within a short drive.

DIRECTIONS

What three words: [///slate.gossip.posts](http://slate.gossip.posts)

SERVICES

All mains services
EPC rating - F
Council tax band - G
Local authority - Dorset Council

MATERIAL INFORMATION

Broadband and mobile connections available - see Ofcom website for further details.





Wallace Road, Broadstone

Approximate Area = 1861 sq ft / 172.8 sq m
 Garage = 302 sq ft / 28 sq m
 Total = 2163 sq ft / 200.8 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	51
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1436807



WIM/IJ/APR26



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