



Cranston, 8 Laurel Drive
Broadstone, Dorset, BH18 8LJ

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Cranston is a delightful 4 bedroom, highly individual home, situated at the head of a long private driveway, in a sylvan setting in a prime residential location. The property is tucked well away from main roads and traffic noise, yet in the heart of Broadstone, adjacent to the walking grounds of Broadstone Park, within walking distance of the centre.

Built in 1982 to a distinctive Potton oak-framed design, the property blends modern living with immense charm and character, featuring exposed beams and timbers, exposed brickwork, oak flooring and a floor-to-ceiling open fireplace.

Connected to all mains services, Cranston has gas central heating and sealed unit double glazing. Broadstone centre has a comprehensive range of shops, doctors' and dentists' surgeries and a library.

STANDING IN THE MOST ATTRACTIVE ENCLOSED GARDEN OF ABOUT 0.3 OF AN ACRE

There are local bus services to Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Broadstone also offers a renowned 18-hole championship golf course, a sports centre (with swimming pool and tennis courts) and access to the Castleman Trailway.

There are state schools for all ages (Broadstone First and Middle and Corfe Hills), Grammar Schools for both boys and girls, and there is easy access to independent schools (Castle Court, Dumpton and Canford).

Viewings by appointment
Price Guide £830,000 Freehold





A covered entrance porch leads to the reception hall which has an alcove, oak flooring and a feature brick wall. There is a ground floor cloakroom.

The charming sitting room has oak flooring and an inglenook style brick open fireplace. A walkway with a casement door to outside leads to a spacious, L-shaped dining room with oak flooring, a brick fireplace with a wood burning stove, and French doors to a loggia.

The kitchen/breakfast room has an excellent range of units and worktops, a Neff 5-burner gas hob, a Bosch electric double oven, appliance space, and a breakfast table recess. There is a rear lobby with a door to the garden, and the utility room has an airing cupboard, space and plumbing for a washing machine and space for a freezer.

The galleried first floor landing has loft access. The master bedroom has built-in wardrobes and an en suite shower room. Bedroom 2 is a spacious double room, bedroom 3 has a dual aspect and a deep built-in wardrobe, and bedroom 4, which is currently used as a study, has a deep built-in wardrobe with access to eaves storage space. There is a family bathroom with a bath (with shower above), wash basin, WC and ceramic tiled floor. The bathroom also has access to the eaves storage space.

Cranston is situated at the end of Laurel Drive and approached off a private driveway serving 3 properties. Cranston's gravel driveway offers ample off road parking and leads to a detached double garage with 2 up-and-over doors, lighting, power points, and a staircase at the rear leads to an area that offers potential for a first floor hobbies room/office.





The front garden is lawned with flower and shrub borders and a neatly maintained, low laurel hedge. Access at the side of the garage leads through a trellis gateway to the beautifully presented, well stocked rear garden. There is a paved patio with a brick barbecue. A brick retaining wall and steps lead to a gently sloping lawn bounded by neatly maintained, established hedges which screen the property, providing a large degree of privacy. There is a timber shed at the side of the garage.

DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit onto Gravel Hill. Proceed ahead at the junction with Queen Anne Drive. At the roundabout, take the third exit into Dunyeats Road. Proceed past Broadstone Middle School on the right, and turn left into Laurel Drive (with Broadstone Bowling Club on the corner). Bear right and continue to the bottom of the hill, where Cranston can be found on the right hand side.

COUNCIL TAX: Band G

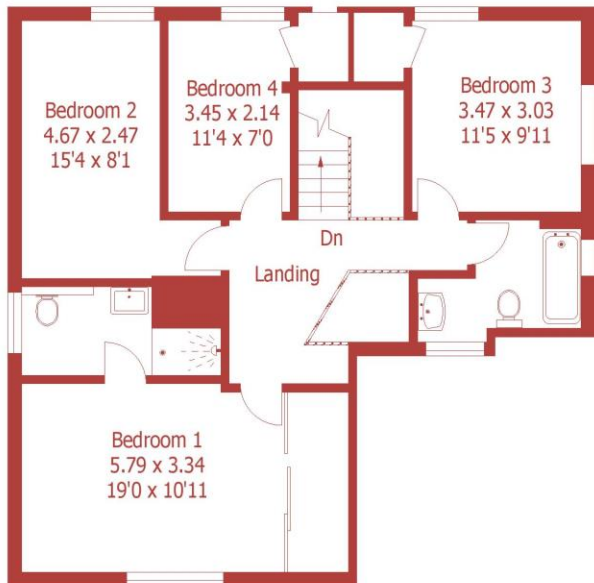
EPC RATING: Band D



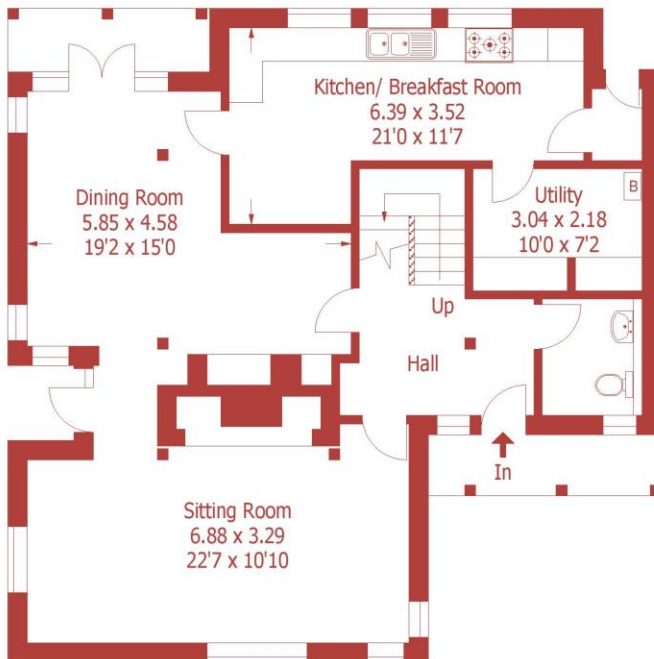
Cranston, 8 Laurel Drive, Broadstone

Approximate Gross Internal Area :- 181 sq m / 1946 sq ft

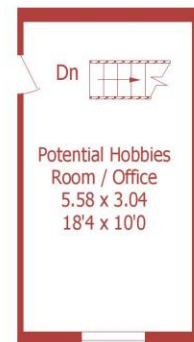
Garage / Hobbies Room Approximate Gross Internal Area :- 48 sq m / 512 sq ft



First Floor



Ground Floor



For identification purposes only, not to scale, do not scale

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