



Christopher
Batten

in association with

Winkworth

A beautifully presented 5 bedroom detached family home, arranged over 3 floors, on a large, slightly elevated plot with outstanding views.

High Trees
22 High Park Road
Broadstone, Dorset
BH18 9DE

PRICE GUIDE £1,250,000 | FREEHOLD

Over 3,500 sqft of accommodation
Set on a beautiful established elevated plot
Double garage
3 reception rooms
5 bedrooms
3 bathrooms
Renovated and rebuilt to a high standard
Close to local amenities and about 1 mile from the centre of Broadstone

EPC: C | COUNCIL TAX: F

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Built in the 1960s, the property has been re-modelled, extended and refurbished to a high standard of specification and design, with great attention to detail, and offers well planned living accommodation including 5 bedrooms over the first and second floors, with 3 bathrooms. The ground floor enjoys 3 large reception rooms and a stunning kitchen/family room with access to the garden.

The house is of traditional construction with elevations of brick, render and cement boarding, a ridged natural slate roof and a brick chimney. Under floor heating runs throughout the ground floor, and there is UPVC double glazing.

The spacious entrance enjoys ceramic tiled flooring with a useful coat cupboard, with oak internal doors and a feature oak and glass staircase.

The living room has feature stone tiled walls with a large square bay to the front.



The magnificent, expansive kitchen/family room includes an extensive range of contemporary high gloss units, quartz work surfaces, a large island/breakfast bar, concealed worktop lighting, American style fridge-freezer, Lamona ovens, induction hob, microwave unit and grill, state-of-the-art extractor, space for a wine cooler and integrated dishwasher. Double sliding double glazed doors provide direct access to the rear garden with elevated views.

Double doors lead to a dining room overlooking the front courtyard, with a further dual aspect study/playroom to the front. The utility room has an excellent range of units, contemporary work surfaces, stainless steel sink, space for white goods, and door to outside. There is a cloakroom with WC and wash basin.

Located on the first floor are 3 bedrooms, all double in size while the principal bedroom benefits from a dressing area with full height wardrobes and an en-suite with double ended bath, separate shower cubicle, twin wash hand basins with cupboards under, and a WC.





Bedrooms 2 and 3 are serviced by the fully tiled family bath/shower room with a double ended bath, separate shower cubicle, and a vanity unit with built-in wash hand basin.

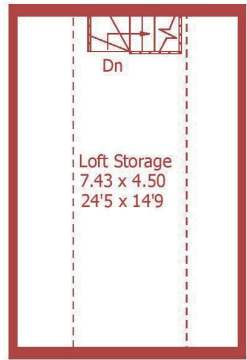
From the landing, an oak and glass staircase leads to the second floor landing (with eaves storage space and a superb view over the valley) where you will find a further 2 double bedrooms, both enjoying roof lights flooding the rooms with natural light. Bedroom 5 is currently used as a study. The second floor shower room includes a double shower cubicle, vanity unit with built-in wash hand basin and WC.

The property is accessed via electric security gates (with sliding steel door) leading to a large driveway and turning area. There is a large detached double garage/studio with brick and render elevations, a natural slate roof and an electric door. The front garden is enclosed by walling, young hedges and post-and-rail fencing. A walkway leads to a large timber barn (with lighting and power), ideal for workshops or storage.

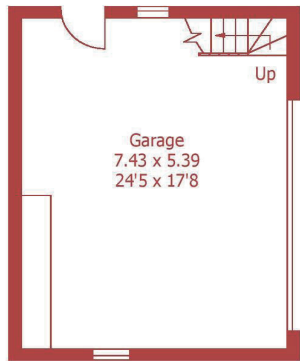




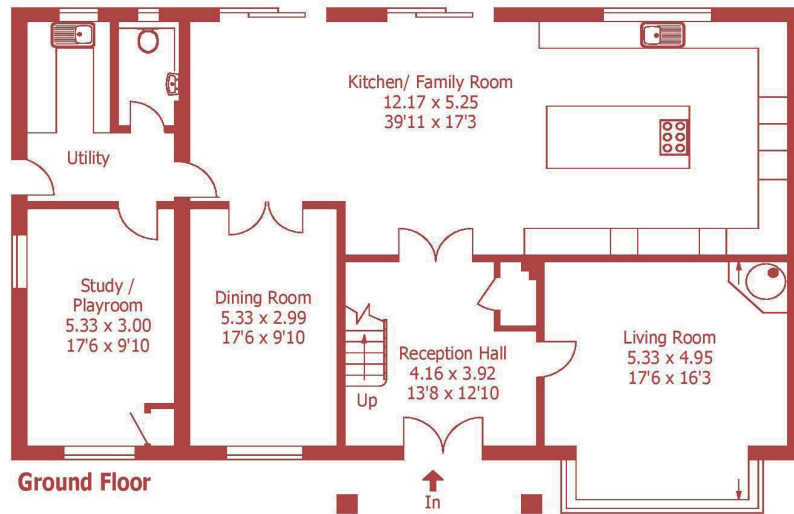
Approximate Gross Internal Area :- 328 sq m / 3534 sq ft
Garage / Storage Approximate Gross Internal Area :- 74 sq m / 794 sq ft
[---] = Head Heigh Below 1.5m



First Floor

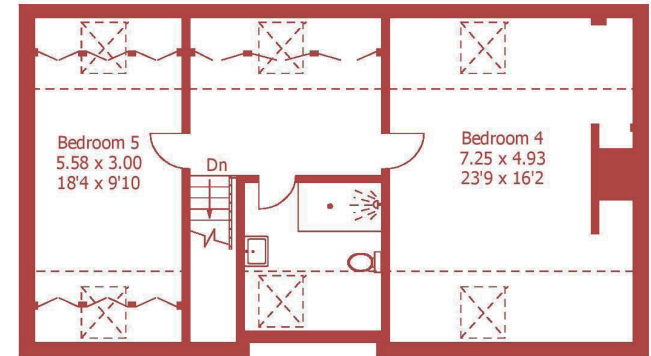


Ground Floor

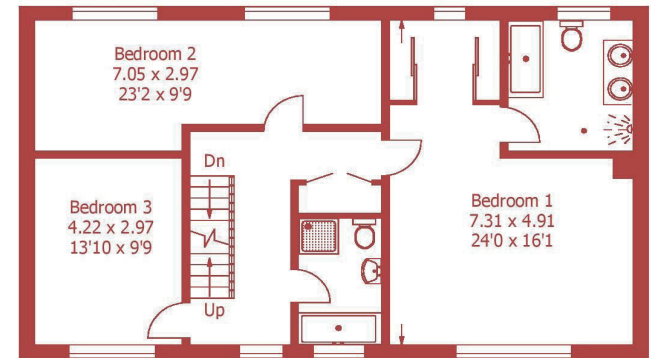


Ground Floor

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



Second Floor



First Floor

DISCLAIMER:

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The expansive rear garden enjoys a large patio area ideal for outside entertaining with the remainder laid to lawn. There is a large timber sun deck with mature trees adorning the borders include pine, a laurel hedge to the rear boundary, a useful timber shed/workshop, an open-fronted store, space for a hot tub, and a further covered store area.

Broadstone, about 1 mile away, offers a wide range of shops, schools and leisure amenities, and there is good road access to the market town of Wimborne Minster, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

DIRECTIONS: From Broadstone centre, proceed along Higher Blandford Road, turning left at the traffic lights into Springdale Road. Take the fourth turning on the right hand side into High Park Road, and the property can be found on the right hand side.



