



Christopher
Batten

in association with

Winkworth

32 Beech Close, Broadstone
Dorset, BH18 9NJ

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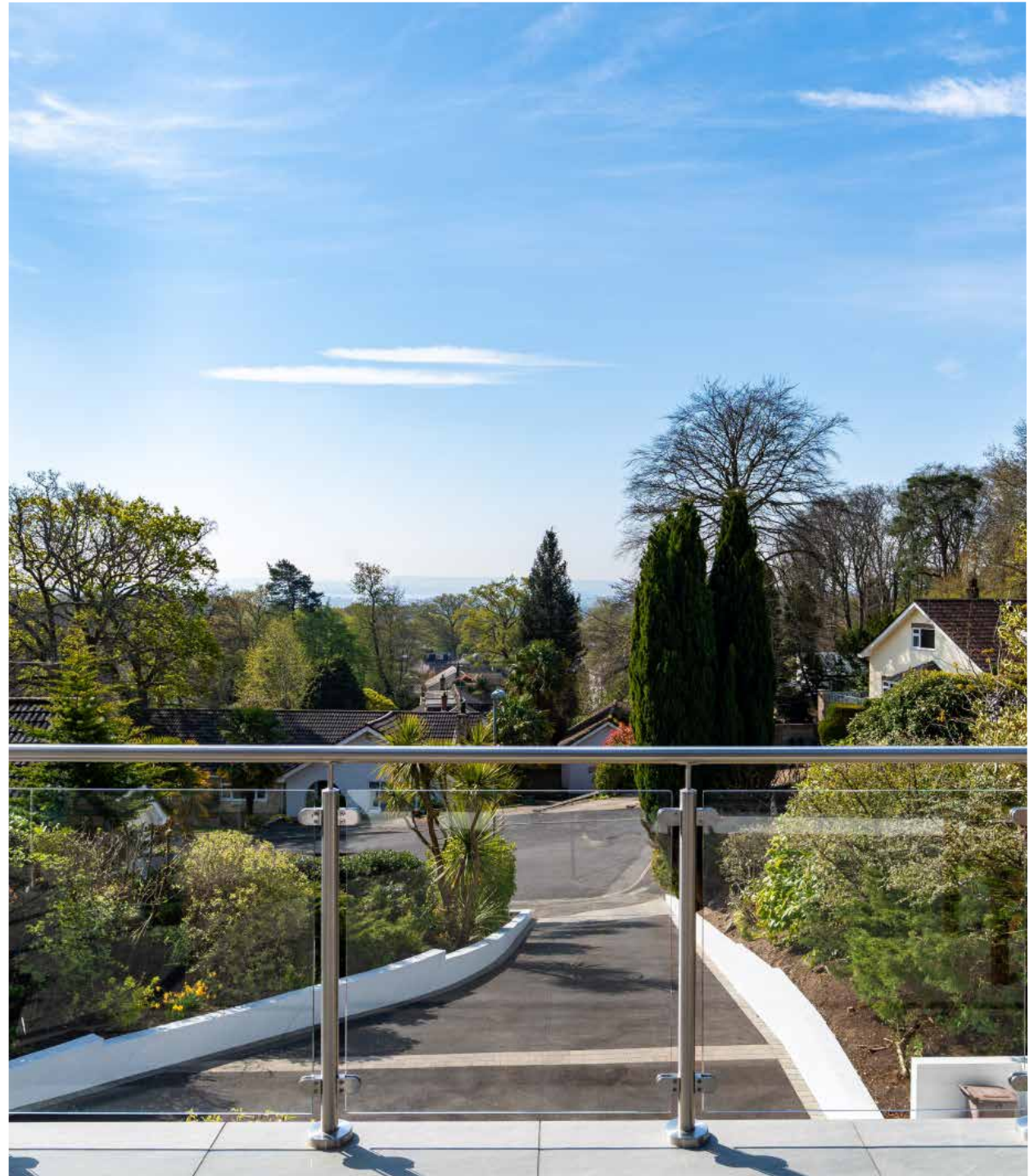
A stylish and sophisticated
contemporary style 4 bedroom
detached house in an elevated
position with panoramic views
across Poole Harbour and
the Isle of Purbeck.

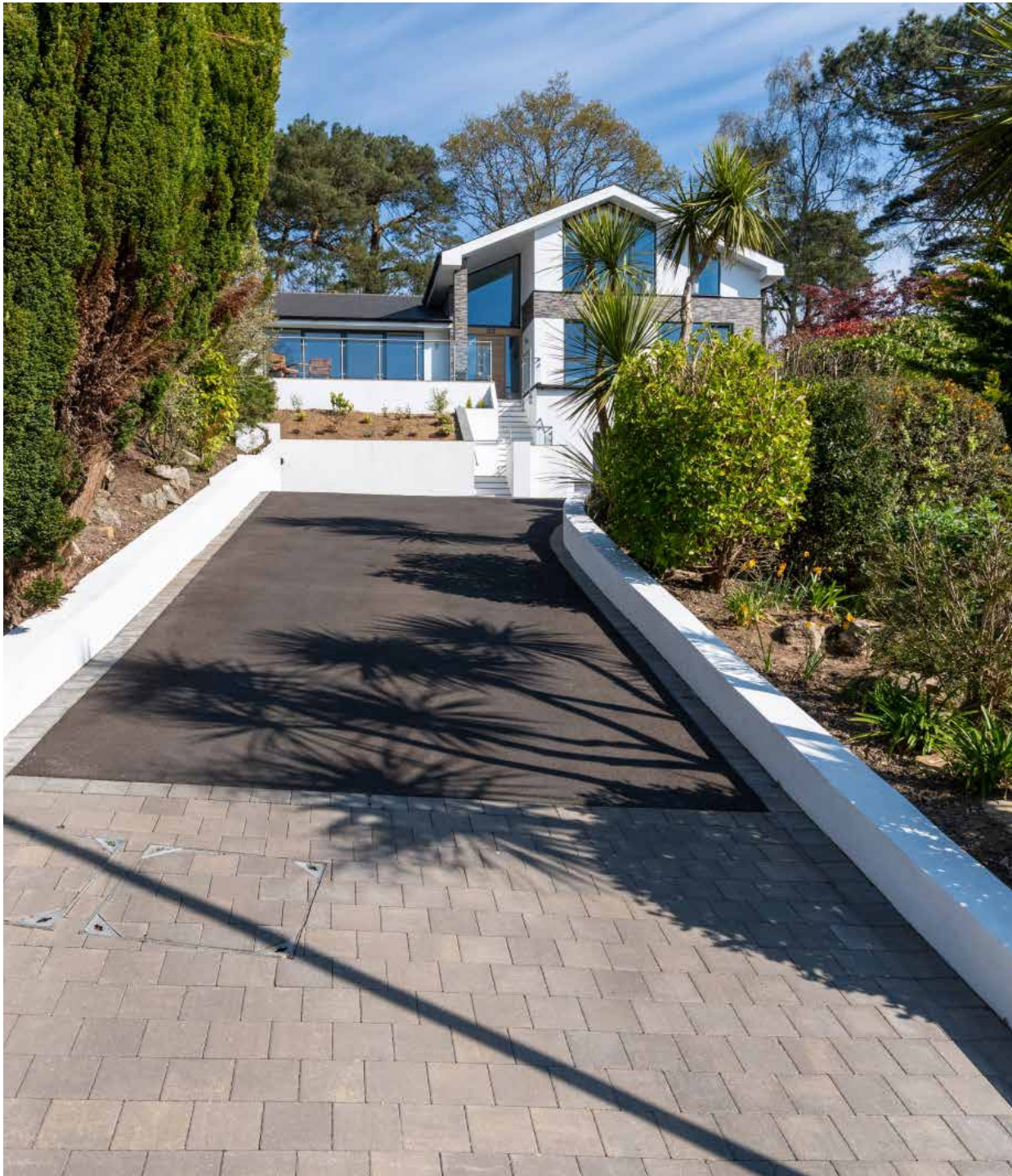
ASKING PRICE: £1,195,000
FREEHOLD

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Extended and refurbished to a high specification and exacting standards, this impressive, architect-designed family home offers flexible accommodation with many bespoke features including porcelain tiled floors, high vaulted ceilings, a large balcony with southerly views, a stunning central reception hall, a large principal bedroom suite (with breathtaking views, a fully fitted dressing room and a spacious en suite bath/shower room).

The property also benefits from gas central heating, powder-coated aluminium double glazed windows, a large double garage, excellent off road parking and attractive landscaped grounds.

A high vaulted covered entrance way and oak front door lead to a spacious central hall (with porcelain tiled floor, vaulted ceiling, French doors to the rear garden, double coat cupboard, airing cupboard housing the pressurised hot water cylinder, and cloakroom.)

Double doors give access to the nicely proportioned lounge which has sliding doors to the south facing balcony. A further pair of doors open through to a large open plan kitchen/dining room with porcelain tiled floor, sliding patio door to the rear garden, high gloss units, Corian worktops, large island/breakfast bar, integrated wine chiller, Neff dishwasher, 5-burner gas hob, extractor, full height fridge and freezer, electric oven and combination oven/warming drawer.



1



4



3

The adjacent utility room has a sink, space and plumbing for washing machine, space for tumble dryer, floor-to-ceiling cupboards housing a Vaillant gas central heating boiler, and door to the rear garden.

There are also 3 bedrooms and a well appointed family bathroom on this level. Bedroom 2 has a full height window giving outstanding views to the front, and a fully tiled en suite shower room. Bedroom 3 has a full height window with outstanding views, and there is a study/bedroom 4 with a full height window overlooking the rear garden.

From the hall, an oak staircase (with glass balustrade and half landing) leads to a galleried first floor landing with a high vaulted ceiling.

The stunning principal bedroom suite includes a large bedroom with a vaulted ceiling, and a cathedral style window, French doors and a Juliet balcony giving stunning views over Poole Harbour and the Isle of Purbeck (including Old Harry Rocks.) The bedroom is complemented by a fully fitted dressing room and a spacious en suite bath/shower room (with double-ended bath, large walk-in shower, twin wash basins (with touch-control mirrors) and concealed cistern WC.)

Outside, a block paved apron leads to a long tarmac driveway flanked by well stocked raised shrub beds, providing ample off road parking and leading to an integral double garage with electric door, lighting and power.







Gates at either side of the house lead to the nicely enclosed rear garden which features a large paved terrace, raised sleeper beds, exterior water tap and lighting, and gently sloping lawns interspersed with established pine trees.

On the rear boundary, double gates provide vehicular access to a private lane approached from Springdale Road.

Location: Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course. There are 2 first schools, a middle school and, between Broadstone and Corfe Mullen, Corfe Hills secondary school. Boys' and girls' grammar schools are nearby, and there is good access to independent schools eg Dumpton, Castle Court and Canford. The market town of Wimborne Minster is approximately 3 miles to the north, whilst the coastal town of Poole, 3 miles to the south, has a mainline rail link to London Waterloo.

Directions: From the roundabout at the centre of Broadstone, proceed down Clarendon Road. At the T-junction at the far end, turn right into Roman Road. Take the next turning on the left into Corfe Lodge Road, and Beech Close can be found at the far end, on the right hand side. Number 32 is in an elevated position at the head of the cul-de-sac.

Council Tax: Band F

EPC Rating: Band C







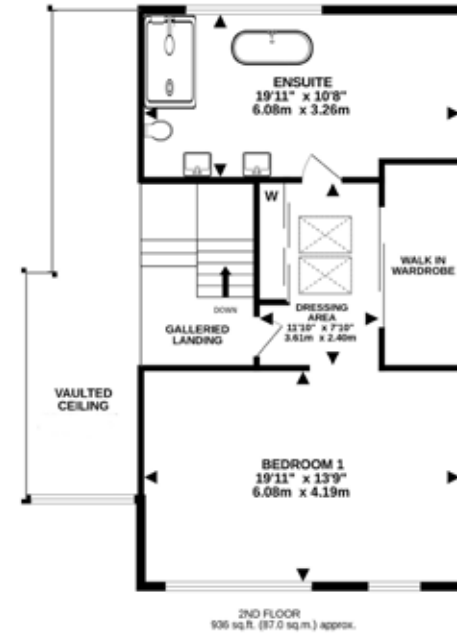
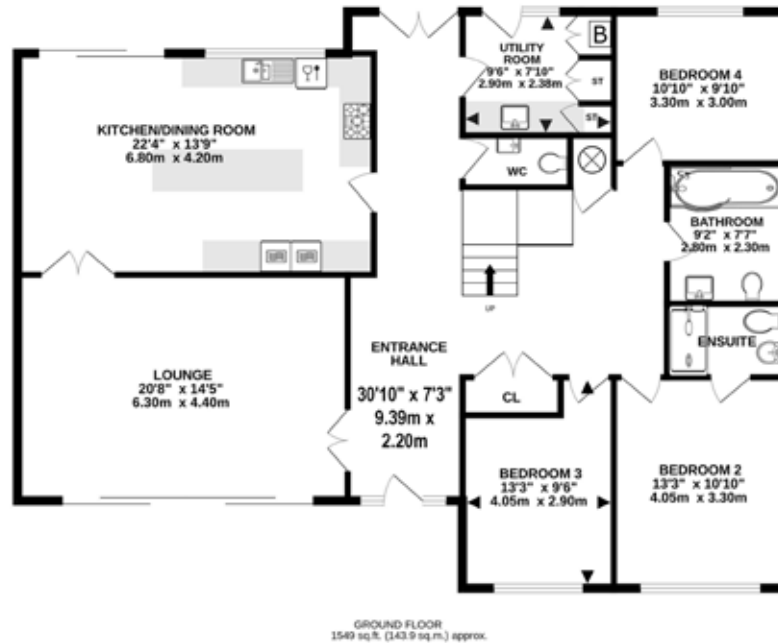




INCLUDING GARAGE

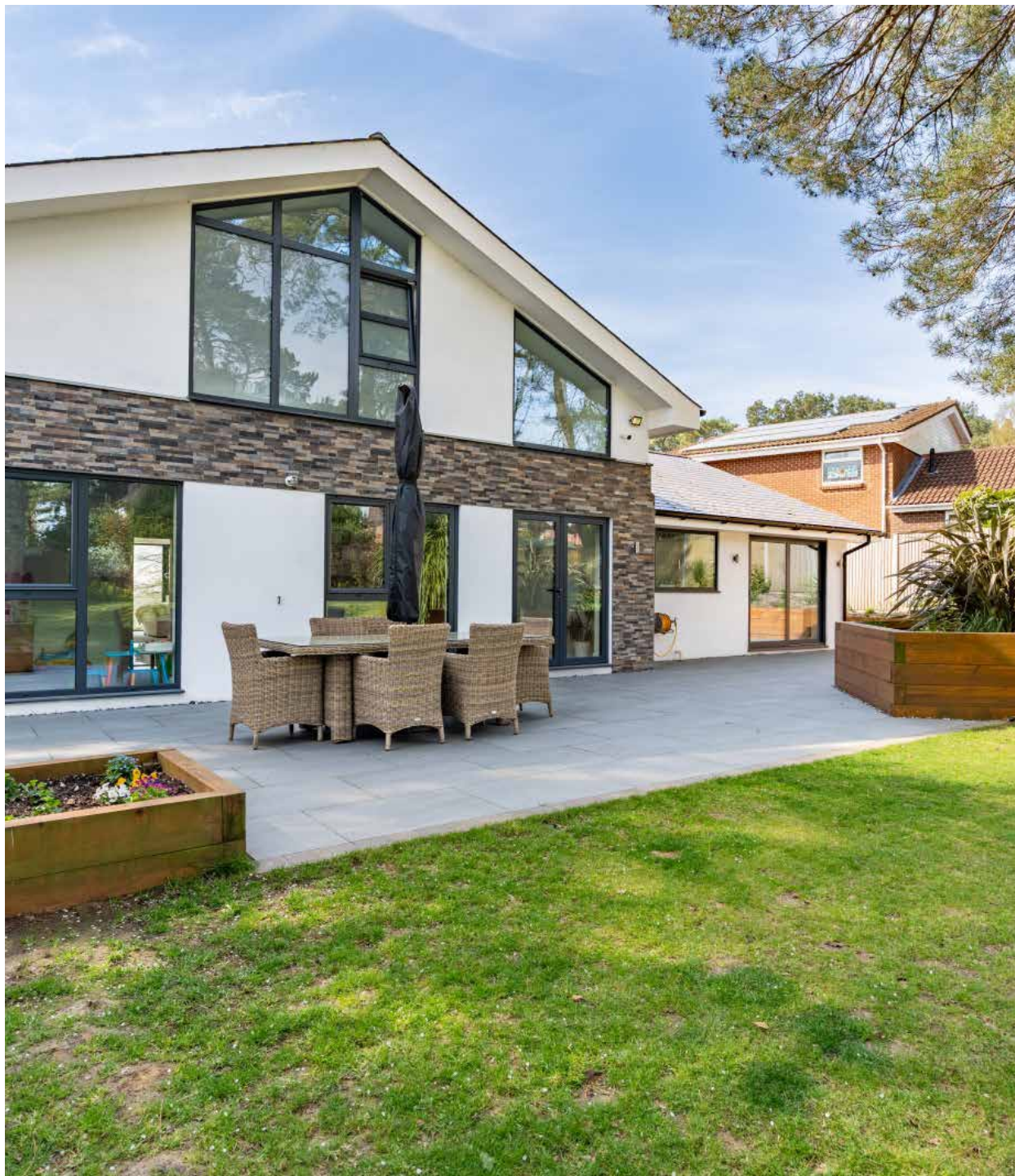
TOTAL FLOOR AREA : 2884 sq.ft. (267.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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