



86 Higher Blandford Road  
Broadstone, Dorset, BH18 9AH



Christopher  
**Batten**

01202 841171  
[www.christopherbatten.com](http://www.christopherbatten.com)



A beautifully presented 5 bedroom 1920s detached house situated within walking distance of the centre of Broadstone.

Set away from the main road on an elevated private lane of Higher Blandford Road, within walking distance of both the village centre and Corfe Hills School, and in the catchment of the boys' and girls' grammar schools, the property also enjoys good road access to Wimborne and Poole.

The house is of traditional construction with rendered elevations, a tiled roof and 3 gables, and extends to about 2,900 square feet. There is a particularly spacious ground floor with 4 reception areas, a contemporary kitchen/breakfast room and a ground floor en suite bedroom ideal for a dependent relative.

This beautifully appointed family home is connected to all mains services and has gas central heating, UVPC double glazed windows, aluminium bifold doors, quality flooring and a high standard of decoration. It sits on a slightly elevated site with particularly well maintained, landscaped gardens, ample off road parking and a double garage.

- 4 impressive reception areas
- Contemporary kitchen/breakfast room
- Utility/shower room & cloakroom
- Ground floor bedroom with en suite
- Superb principal bedroom with roof terrace
- 2 first floor bathrooms
- Double garaging & ample parking
- Neatly maintained landscaped gardens
- Attractive location away from the main road

---

Viewings by appointment  
**Price Guide £1,200,000 Freehold**





A wide covered entrance way and solid oak front door lead to a large reception hall with exposed brick features, oak flooring, and an open fireplace with a wood burning stove.

There is an impressive contemporary kitchen/breakfast room with a comprehensive range of high gloss units, polished granite work surfaces, a large island/breakfast bar, and appliances including Rangemaster cooker (with gas hob, ceramic hotplate, two ovens, grill and warming drawer), full width stainless steel Rangemaster extractor, built-in Electrolux American style fridge-freezer, wine cooler, integrated dishwasher, integrated AEG microwave and water softener. There is a useful adjacent utility room with a walk-in shower, a door to outside and a cloakroom.

Double doors from the kitchen open into a dining room overlooking the rear garden and connecting with the superb 21ft living room featuring a suspended ceiling and rooflight, and powder-coated aluminium bi-folding glazed corner doors giving a delightful view over the garden.

Double doors lead to a 19ft family room at the front, connecting back to the reception hall.

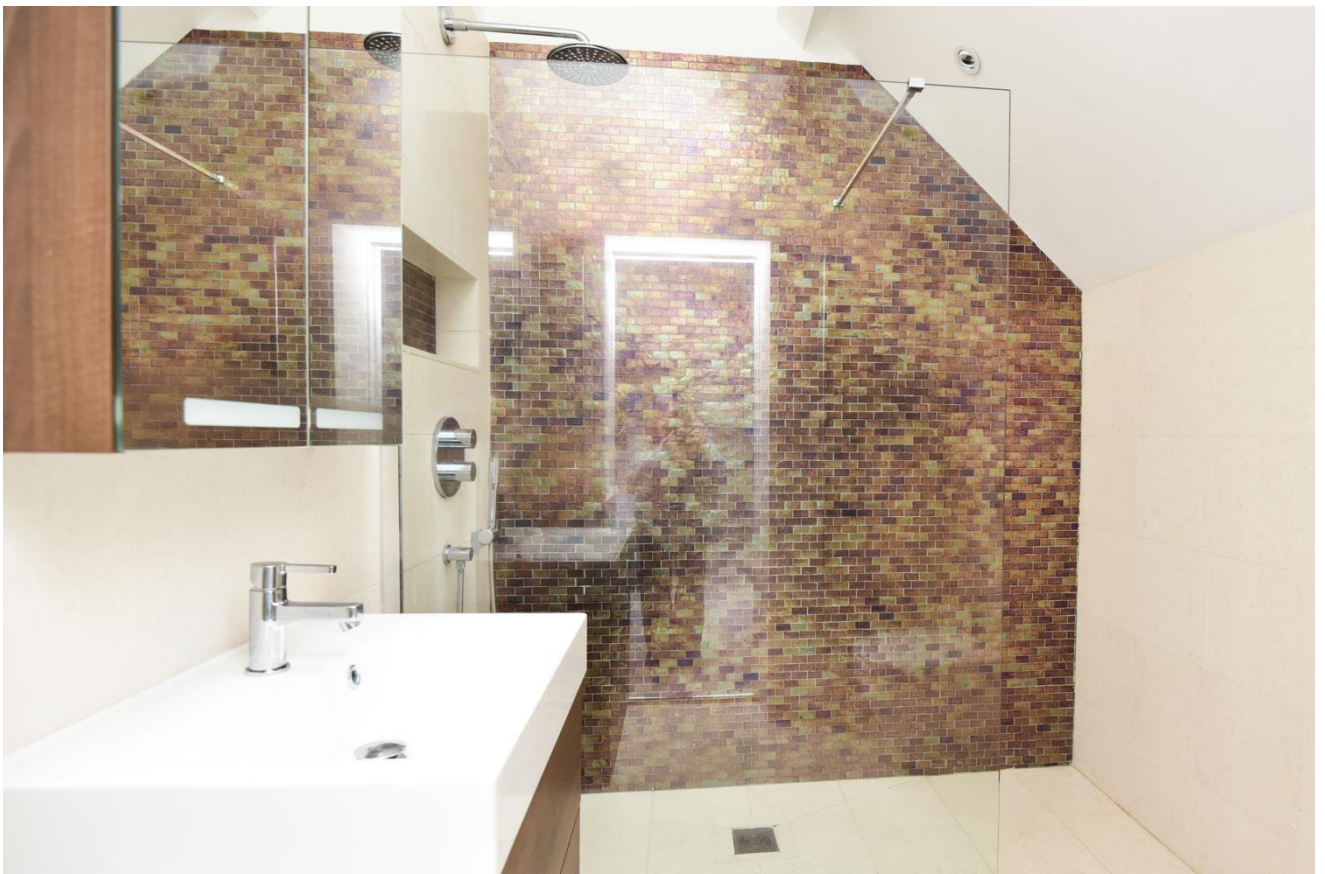
There is a large fifth bedroom with double doors to the front, and an en suite shower room.

An oak and glass staircase leads to the first floor landing. The impressive, triple aspect principal bedroom has an excellent range of fitted furniture, rooflights, double doors to a roof terrace overlooking the garden, and an en suite shower room with a high vaulted ceiling.

Bedroom 2 is a spacious triple aspect room with open views and an excellent range of wardrobes, and there are 2 further bedrooms, one with a built-in shelved cupboard, and one with wall-to-wall wardrobes.

There is also a Travertine tiled luxury bath/shower room.





A large driveway provides parking for numerous vehicles and leads to an attached double garage with electric door and personal door to the rear. The front garden has a long lawn, mixed hedges and a woodland area with palms. The rear garden has been landscaped for ease of maintenance and features a well maintained lawn, a large Travertine tiled entertaining terrace, a substantial timber gazebo on a raised fibre deck (ideal for al fresco dining), 4 pine trees and a range of shrubs.

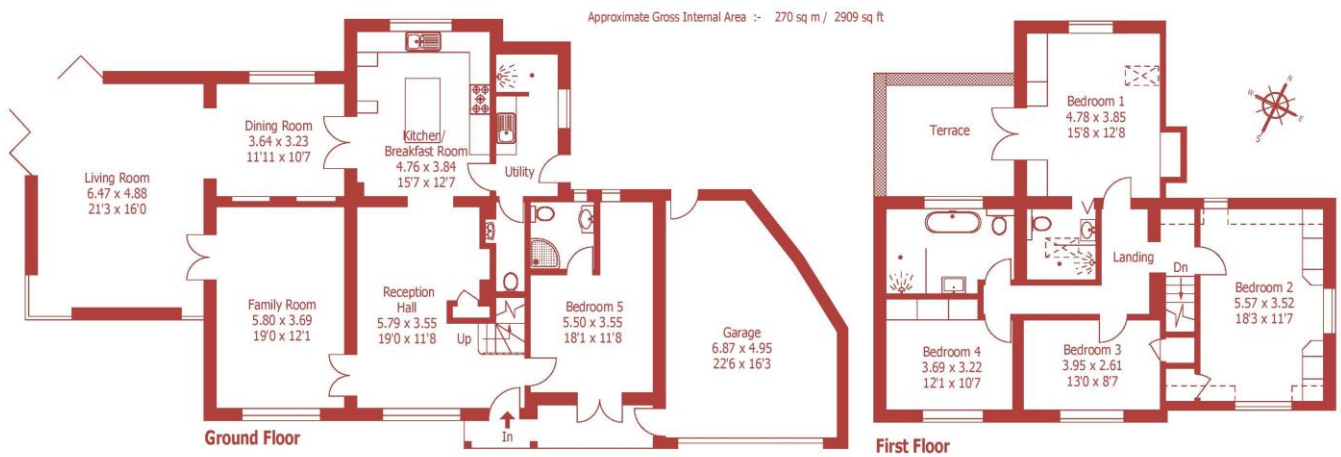
Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course. There are 2 first schools, a middle school and, between Broadstone and Corfe Mullen, Corfe Hills secondary school. Boys' and girls' 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 towards Corfe Mullen on Higher Blandford Road. Take the fourth turning on the right, which is also Higher Blandford Road, and the property can be found on the left hand side, off an elevated private lane.

COUNCIL TAX: Band G

EPC RATING: Band C





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

15 East Street, Wimborne, Dorset BH21 1DT  
 Tel: (01202) 841171/2 Fax: (01202) 842714  
 Email: [properties@christopherbatten.com](mailto:properties@christopherbatten.com)



[www.christopherbatten.com](http://www.christopherbatten.com)

'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.