

FOR SALE

4 Woodleaze Close, Broadstone,  
Dorset BH18 8BN



PHILIPPA SOLE



£800,000

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Modern and contemporary presentation

Four bedrooms

Large open plan kitchen/dining/living room

Family bathroom and en suite to the principal bedroom

1648.9 sq/ft of accommodation

Large double garage and off road parking for 3 vehicles

Quiet Cul-de-Sac location

No forward chain

Council Tax Band F - £3102.30

Freehold

## About this property

An extensively redesigned and refurbished four-bedroom property, positioned in a quiet, tucked away cul-de-sac location, with double integral garage and off road parking. Surrounded by nature and offering elevated views towards Broadstone Golf Course and Delph Woods, this striking property offers a rare opportunity for prospective buyers.

This stunning home has been transformed by the present owners to create a modern, Scandinavian, clean-cut feel. A show-stopping kitchen/dining/day room spans almost 30 feet in length, bathes in natural light and boasts engineered oak flooring throughout. At one end of this room, the lounge area centres around a Stovax wood burner and enjoys open views towards Delph Woods through a full-sized picture window. At the other end, where the kitchen is situated, the property has been extended, creating a high, vaulted ceiling with large, full-height aluminium windows, enjoying garden views and bringing the outside in. This stylish kitchen is extensively fitted with ample units complemented by brushed gold cupboard door handles, taps and light fittings and equipped with dimmable lighting. A range of high-end kitchen appliances and a charming double Belfast kitchen sink complete this area. The remainder of the property offers four bedrooms; the principal bedroom has fitted wardrobes and an en-suite shower room, with twin basins, large walk-in shower and mood lighting. The family bathroom, servicing the other three bedrooms, is elegant and yet contemporary with a free-standing bath, another large walk-in shower and more mood lighting. Additional features worthy of note within the property include a brand new Weissman combi-boiler system, new consumer unit and large loft space spanning the length of the property. There is also potential to extend subject to the relevant planning permission. Outside, the south-facing rear garden bathes in sunshine and enjoys total tranquillity through the day and into the evening. The large, paved patio leads to the gently tiered garden and steps to a perfect sunset-viewing spot, with views across Broadstone Golf Course and Delph Woods. Various items are available to purchase subject to negotiation, and the present owners will not be in a forward chain, making this a turn-key proposition.

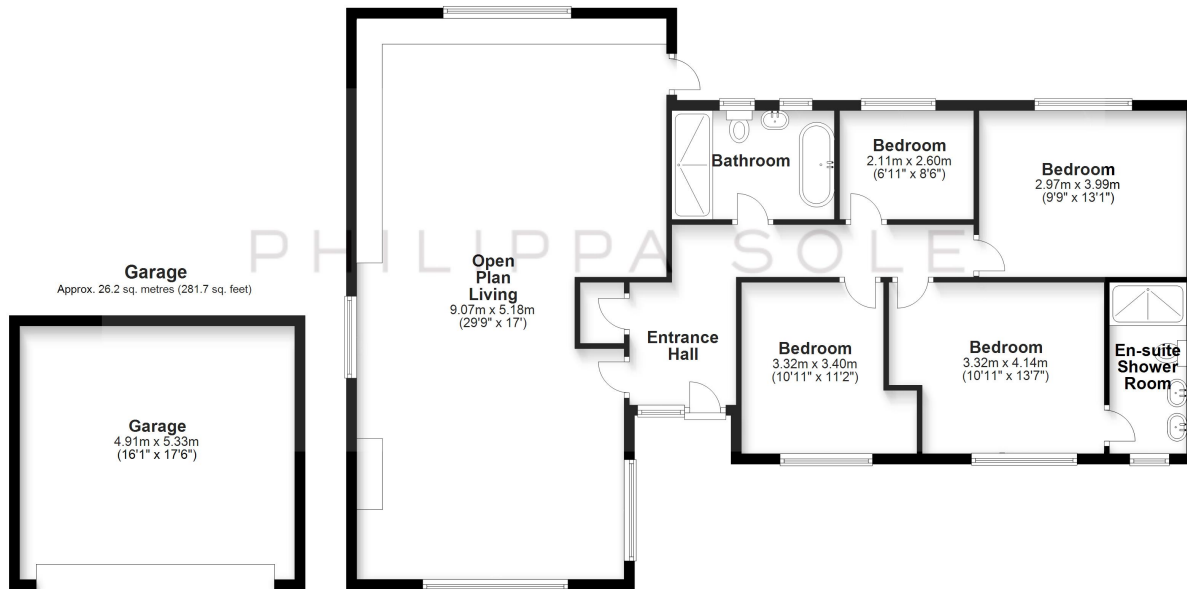
## Location

With nature reserves, woodland walks, parks and Broadstone Golf Club all within easy walking distance, this property offers the perfect retreat in which to escape day to day life. With that said, the property is also within walking distance of Broadstone town centre, within catchment of the local Grammar Schools and close to Broadstone Middle School. Broadstone is a district town situated near several other towns. To the South East is Poole, which is about 4.14 miles away. To the North East is Wimborne, which is around 4.68 miles away. To the East is Bournemouth, which is approximately 6.21 miles away.





**Ground Floor**  
Approx. 127.0 sq. metres (1367.2 sq. feet)



Total area: approx. 153.2 sq. metres (1648.9 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81

England, Scotland & Wales

EU Directive 2002/91/EC

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999