

Water Tower Road  
Broadstone BH18 8LL

Guide Price £950,000 Freehold





## Property Summary

Positioned in a quiet and highly sought after private road in Broadstone, this substantial detached home occupies a generous garden plot that affords a wonderfully leafy private backdrop. The property has an incredibly flexible arrangement of rooms, and the versatile layout could prove ideal for family purchasers or buyers wanting accommodation that will allow for a ground floor bedroom. The surrounding environment of the property is perfect for open walks on Canford Heath and is also supported with well-regarded schools and shopping facilities such as a nearby M&S Food Hall.



## Key Features

- Large entrance hallway with storage
- Living/dining room opening to the garden
- Kitchen opening to a stunning garden room
- Four or five bedrooms depending on requirements
- Dining room / bedroom
- Study
- Three contemporary bathrooms
- Double garage
- Large garden plot
- Highly sought after private road



## About the Property

On entering the property there is a large entrance which leads to all principal ground floor rooms. The hallway also has a generous amount of storage, courtesy of two double storage cupboards. The living/dining room allows for a flexible arrangement of furniture and doors open from this room to an entertaining patio that overlooks the rear garden.

The kitchen is a wonderfully bright and spacious room as it opens to a stunning garden room that in turn overlooks the rear garden. Fitted with a comprehensive range of units and integrated appliances there is plentiful storage, and a large peninsula separates the garden room and kitchen area. The garden room is one of our favourite rooms as it truly draws the outside environment into the property. The ground floor has two further rooms which are currently in use as a dining room and large study. These rooms could easily be used as bedrooms as our client has introduced a beautiful and incredibly spacious shower room to the ground floor, which conveniently also serves as a utility room with an enclosed washing machine and tumble dryer.



The feeling of space continues to the first floor, especially in the principal bedroom suite as there is a large dressing room that opens through to the principal bedroom and en-suite shower room. There are two further double bedrooms located on the first floor and these are serviced by a newly introduced contemporary bathroom.

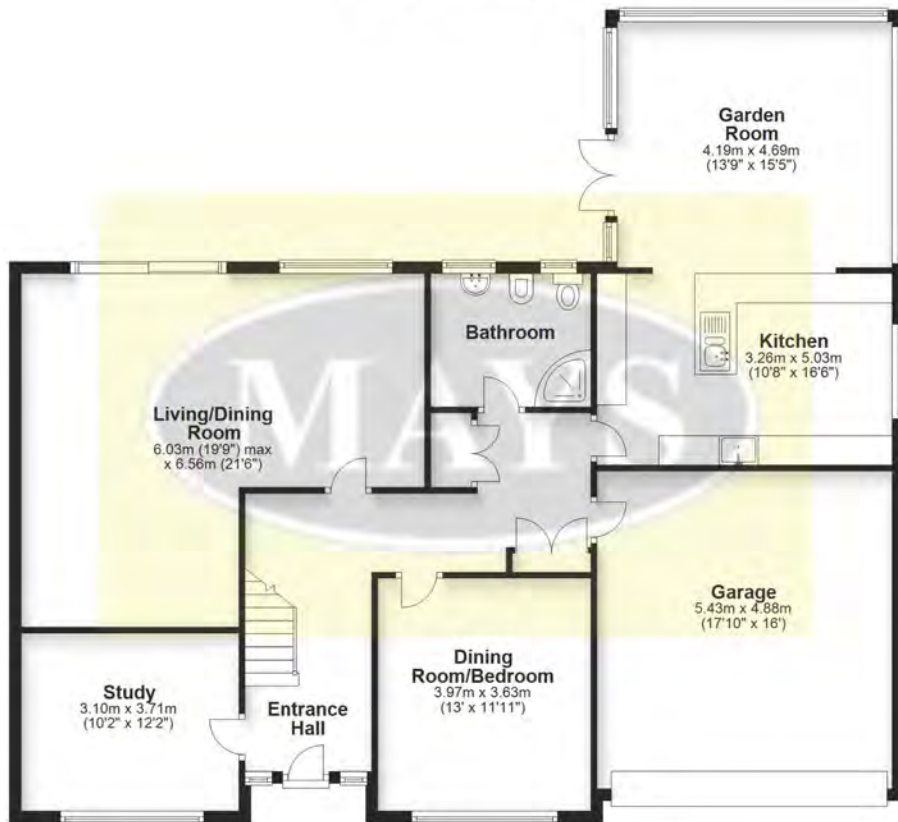
The property is screened from the lane with mature planting and a sweeping driveway provides parking for numerous vehicles and leads to a double integral garage (which has a useful courtesy door into the entrance hallway). The property occupies a wide plot, and this allows for a double gated side entrance which could be ideal for buyers wanting secure storage leisure or work equipment. The sylvan environment of the rear garden is stunning and matures trees and surrounding planting complement the generous grounds.

Tenure: Freehold

Council Tax Band: G

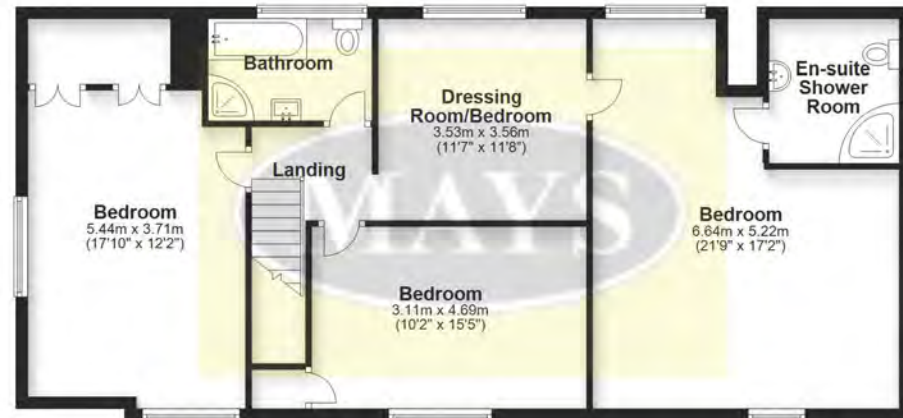
### Ground Floor

Approx. 150.0 sq. metres (1614.6 sq. feet)



### First Floor

Approx. 98.5 sq. metres (1060.5 sq. feet)



Total area: approx. 248.5 sq. metres (2675.0 sq. feet)



## About the Location

Broadstone provides an extensive range of shops and restaurants, and amenities including the 18-hole golf course, a leisure centre, and the popular Corfe Hills School. The market town of Wimborne Minster is about 4 miles away, and the larger coastal town of Poole, about 3 miles to the south, has a mainline rail link to London Waterloo.

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) and Grammar Schools for both boys and girls.

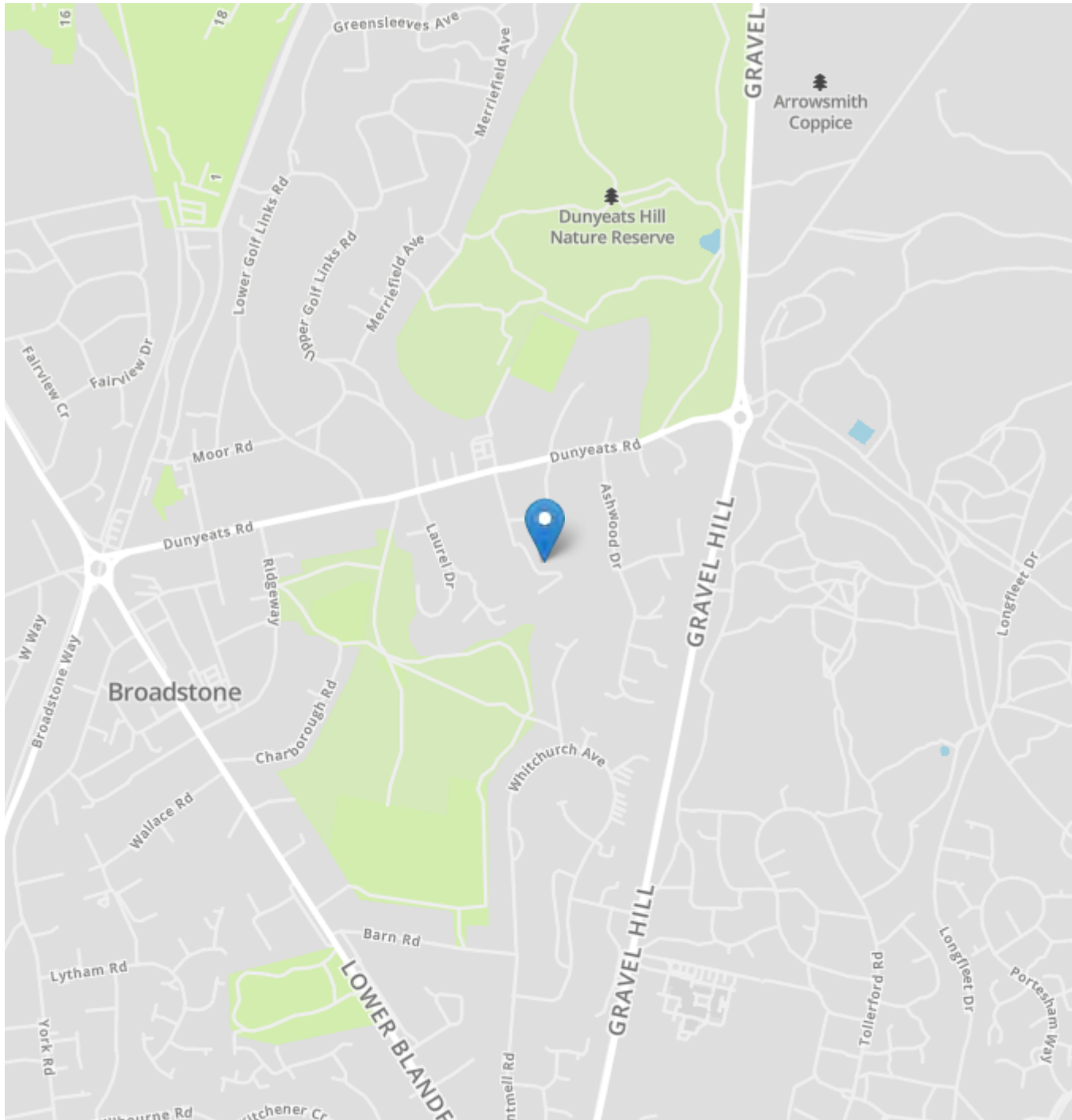


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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