



7 Corfe Way
Broadstone
Dorset
BH18 9ND

A beautifully presented, highly individual 4 double bedroom detached house tucked away from main roads in a quiet residential location, just over half a mile from Broadstone village centre.

Price Guide: £1,000,000
FREEHOLD

Christopher
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Built as a bungalow in the 1970s, the property was substantially extended, re-modelled and refurbished in 2010 and now offers superbly appointed living accommodation of over 2100 square feet, including a superb basement gym and relaxation room.

Traditionally built, the house has a colour washed render and a natural slate roof. It is connected to all mains services, with a gas heating system, and UPVC double glazing.

This contemporary family home is situated one of Broadstone's most popular roads, within an easy level walk of amenities. It has many outstanding features including an impressive vaulted entrance hall, a magnificent living/dining/kitchen area, 4 large first floor bedrooms, 2 en suite shower rooms and a family bath/shower room. Double doors with a glass canopy lead to a large reception hall with a high vaulted ceiling.



 3  4  3



There is a study with a wide oak boarded floor which continues through the hall and living area.

Further double doors give access to the superb, dual aspect living/dining/kitchen area, which features 3 glazed sliding doors to outside, LED lighting, and a state-of-the-art 3-8kw ILD Scandinavian wood burner on a granite hearth. The kitchen has polished black granite work surfaces, a comprehensive range of high gloss contemporary units, 2 double ovens (including steam and microwave), warming drawer, integrated dishwasher, fridge and freezer, Neff induction hob, stainless steel extractor, and wine cooler.

An inner hallway leads to a cloakroom, a utility room (with sink, worktop, units, space for white goods and door to outside) and a family room/second study.

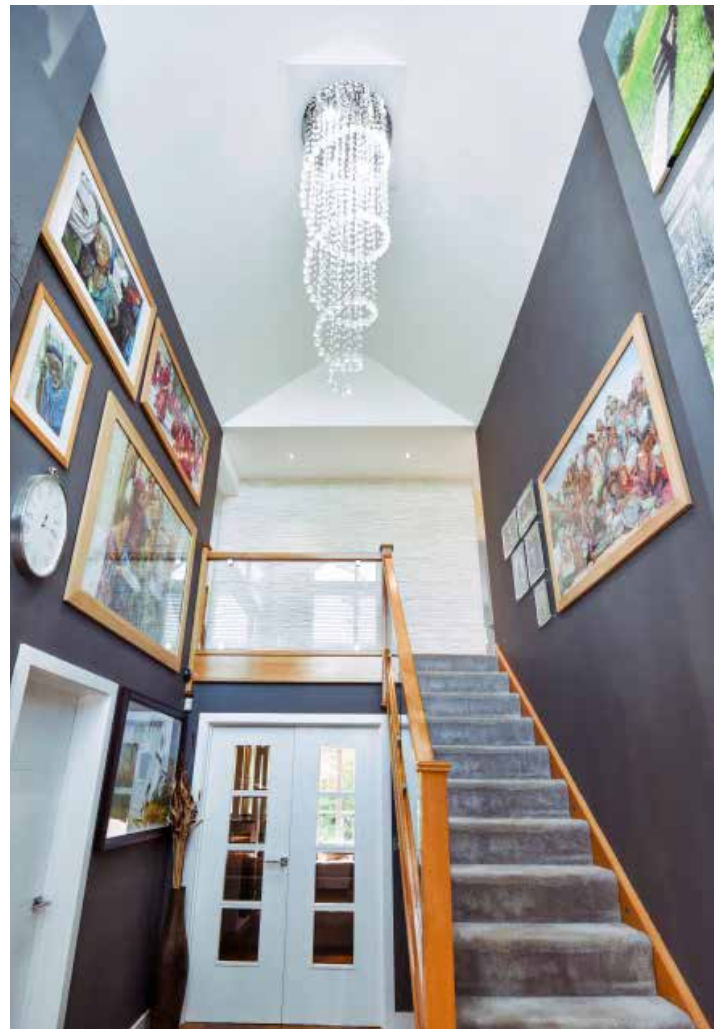
An oak and glass staircase leads to a semi-galleried first floor landing with a feature stone-faced wall and a blanket cupboard. Bedroom 1 is a large double room with full height wardrobes and a fully tiled en suite shower room.



Bedroom 2 has full height wardrobes and a fully tiled en suite shower room, bedroom 3 has a feature window, and bedroom 4 has a dual aspect. There is a spacious, fully tiled family bath/shower room.

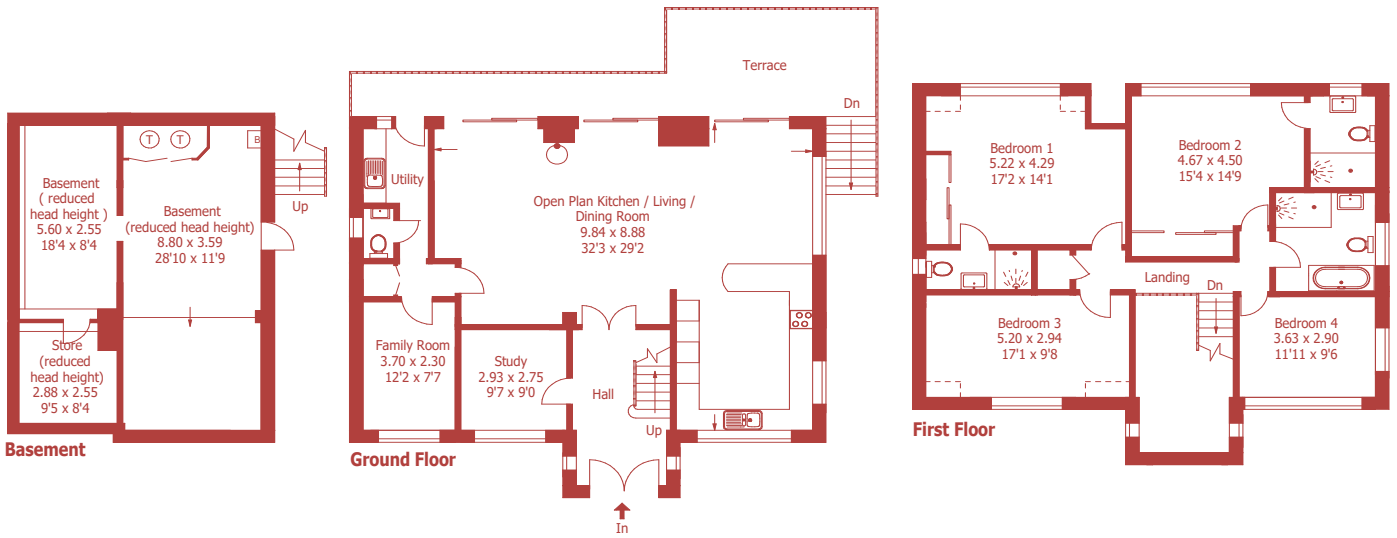
The impressive paved in-and-out driveway provides extensive off road parking and is screened by a high beech hedge, pines and laurels. The rear garden is a particular feature, offering almost complete privacy and backing onto a private woodland. It is enclosed by high hedges and close boarded fencing and has 3 lawns, several oak and beech trees, a large slate entertaining terrace, and a large partly covered deck (with chrome and glass balustrades.) There is also a side garden with a further slate terrace, a tiered lawn, exterior power sockets, and a storage area under the balcony.

Beneath the house, there is access to a basement with a ceiling height of about 6ft, which is currently used as a relaxation room and houses a Worcester Bosch boiler and a pressurised hot water cylinder.





Approximate Gross Internal Area :- 198 sq m / 2130 sq ft
Basement Approximate Gross Internal Area :- 55 sq m / 591 sq ft



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

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An archway leads to a gym with restricted head height, quality flooring, and a door to a store room.

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 Gravel Hill, proceed down Duneats Road into Broadstone. At the roundabout, take the third exit into Clarendon Road. Proceed to the T-junction at the far end, and turn left into Roman Road. Take the first turning on the left into Corfe Way.





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