



Christopher  
**Batten**

in association with

Winkworth

The Nook, 15 Higher Blandford Road,  
Broadstone, Dorset, BH18 9AB

The Nook  
15 Higher Blandford Road,  
Broadstone, Dorset, BH18 9AB

A spacious 4 bedroom detached character home set in an enviable position at the head of a long, private driveway close to the centre of Broadstone village.

ASKING PRICE: £900,000  
FREEHOLD





A spacious 4 bedroom detached character home set in an enviable position at the head of a long, private driveway close to the centre of Broadstone village.

The original part of the building was constructed circa 1890, and formed the art studio of a large house. It is set back from the road by about 50m. It has been extended on 3 occasions and now offers deceptively spacious accommodation.

The gardens are an outstanding feature, offering almost complete privacy and housing a swimming pool complex matching the main house, with an office above.

EPC: D  
COUNCIL TAX: D

Directions: From Gravel Hill, proceed down Duneats Road towards Broadstone. At the roundabout at the junction with The Broadway, take the fourth exit into Higher Blandford Road.

Proceed past the United Reformed Church on the left, and Fairview Crescent on the right, and the driveway to number 15 can be found a short distance along on the left hand side.



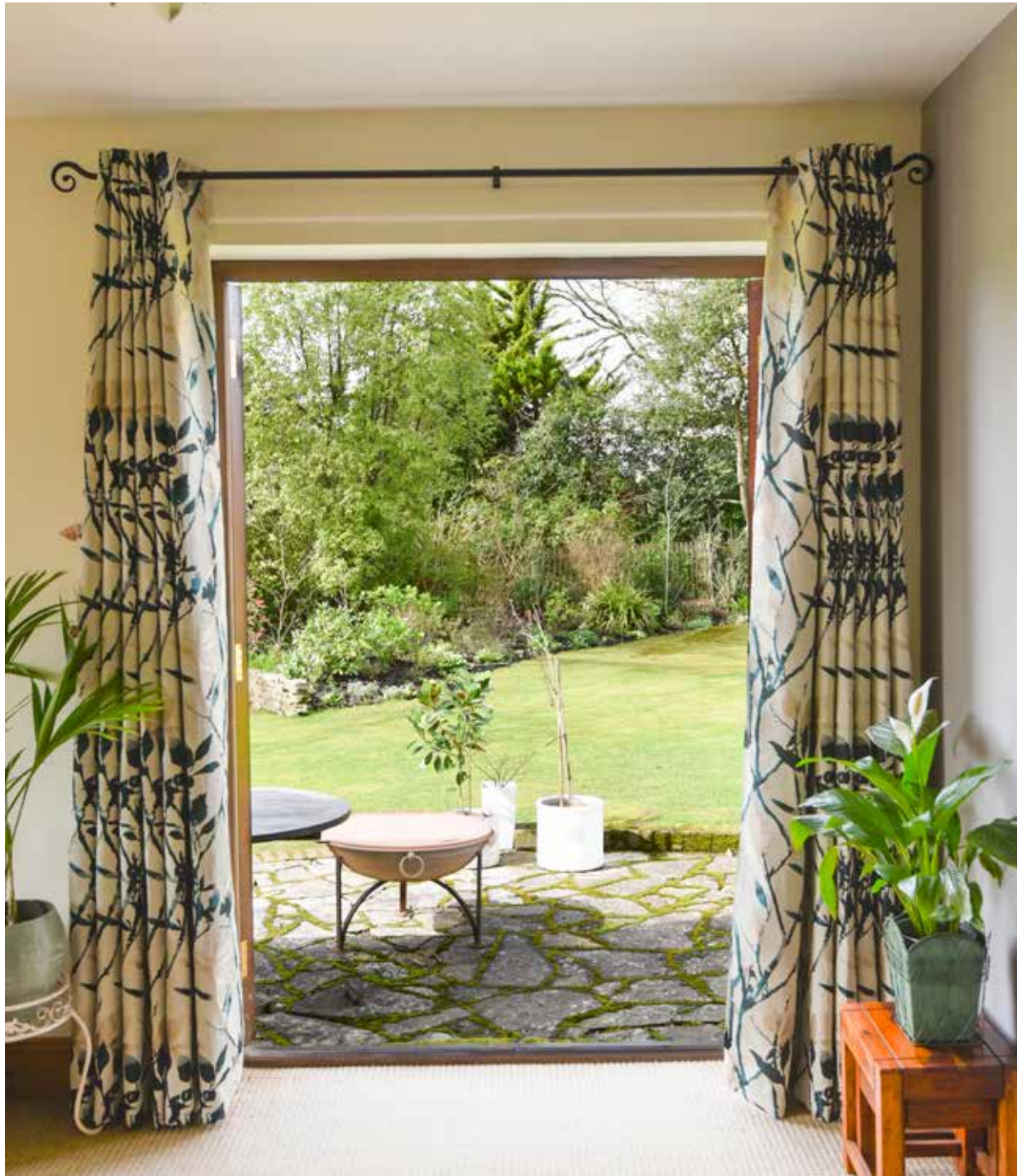
An enclosed entrance porch and oak front door lead to a long entrance hall with a cloakroom. The dual aspect sitting room has glazed doors to the rear garden, and there is a large, dual aspect dining room with pine boarded floor, and door to the garage.

The kitchen/breakfast room has a ceramic sink, modern work surfaces, a range of units, gas range cooker, extractor, space for washing machine, integrated fridge and freezer, and door to outside. There is a dual aspect study (with ornamental fireplace and inset gas fire), and a ground floor bedroom.

Stairs from the hall lead to the first floor landing. Bedroom 1 is a dual aspect room with a rooflight and an en suite area suitable for conversion in to a bathroom or dressing room. Bedroom 2 has a dual aspect, overlooking the rear garden. Bedroom 3 is a L-shaped single bedroom with a rooflight and a low door to a fully lined loft storage area (which doesn't comply with Building Regulations for use as a room.)

A long gravelled driveway flanked by lawns (interspersed with trees, shrubs and spring flowers) leads to an excellent parking and turning area and an integral 3-car garage with a high natural slate roof. A paved slipway and shingle drive provide further parking. There is a wisteria across the front of the house.

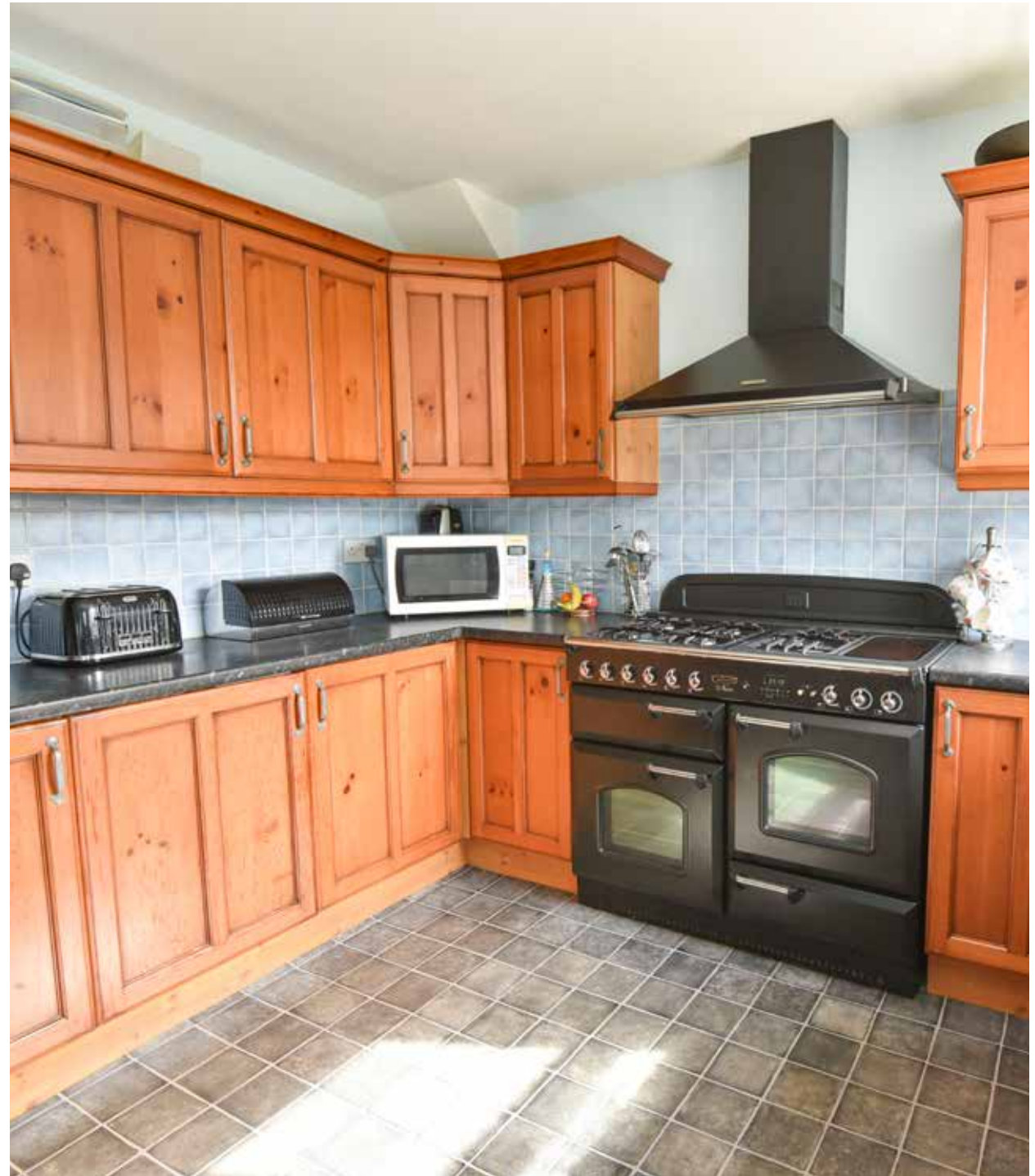






The large, well stocked rear garden is a real feature. It is enclosed by laurel and mixed hedges and includes lawns, a Purbeck stone terrace, a large L-shaped shed and a wealth of planting including camellias, palms, cordylines and oaks.

The swimming pool complex comprises a large detached pool house matching the house (with brick elevations, a high gabled slate roof and aluminium bifolding doors to the garden), a lined Swimspace pool (approx 16ft x 9') set in a tiled surround, a shower room (with shower, WC and wash basin) and an open tread staircase to a first floor hobbies room with radiator and rooflight.

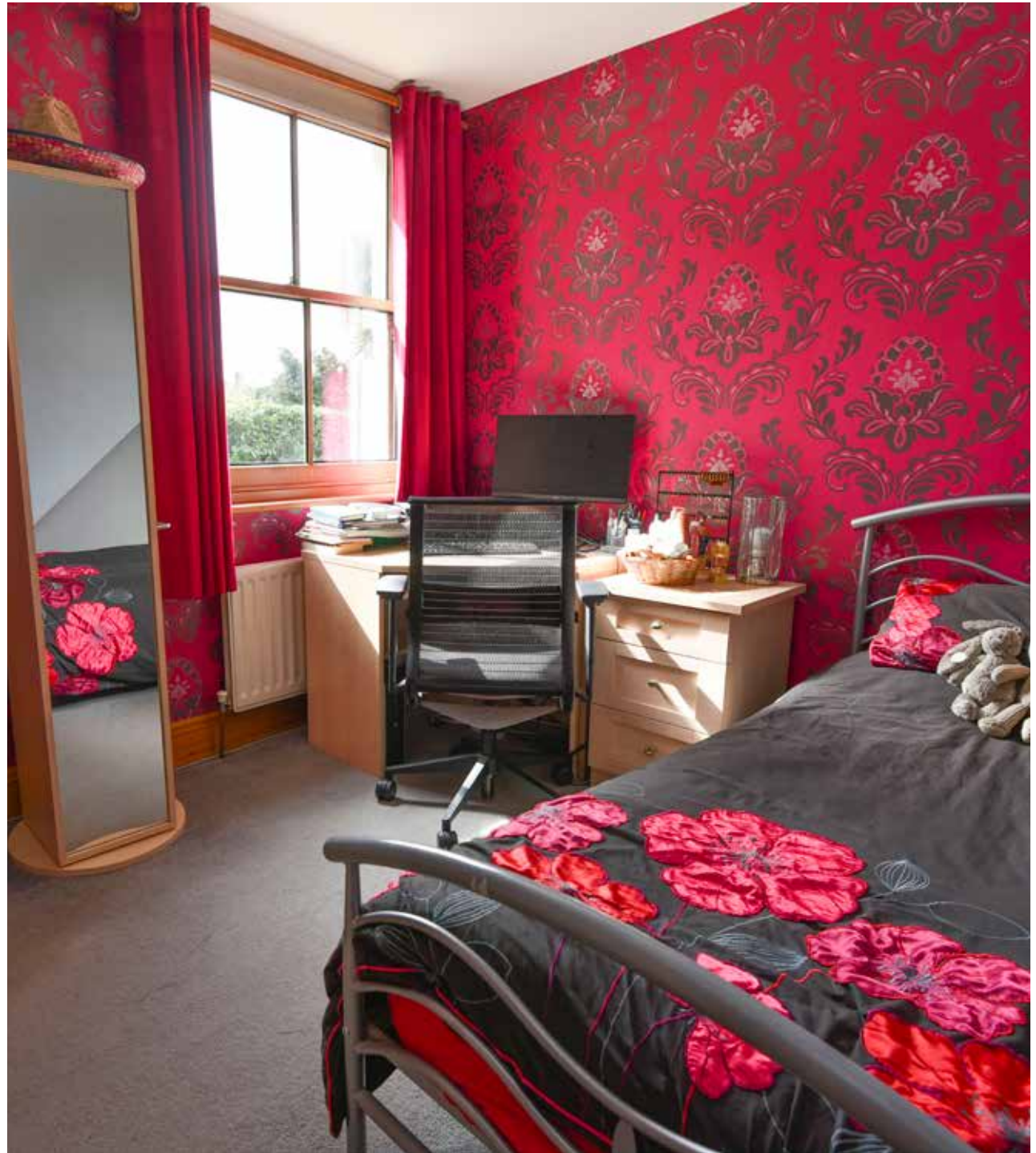




Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course.

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.

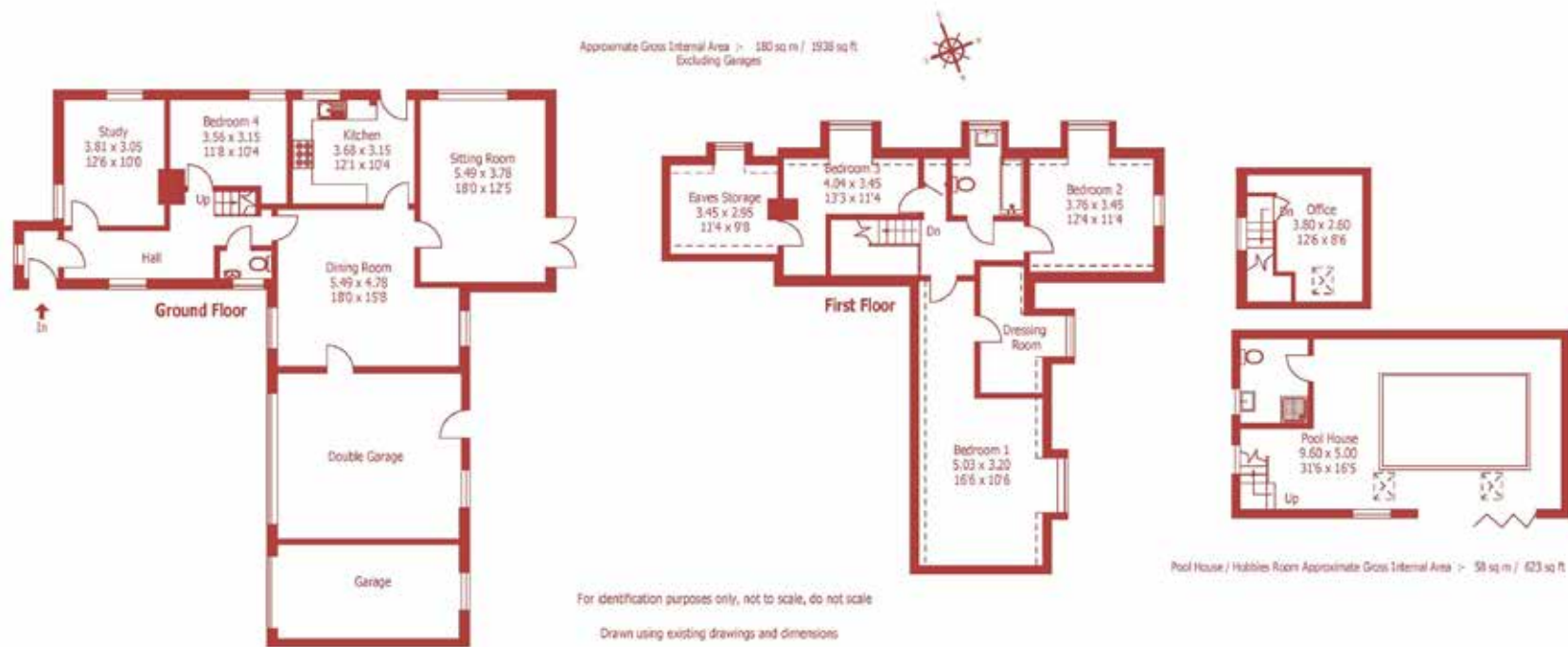
The market town of Wimborne Minster is approximately 3 miles to the north, whilst the coastal town of Poole, 3 miles to the south, has a main-line rail link to London Waterloo.





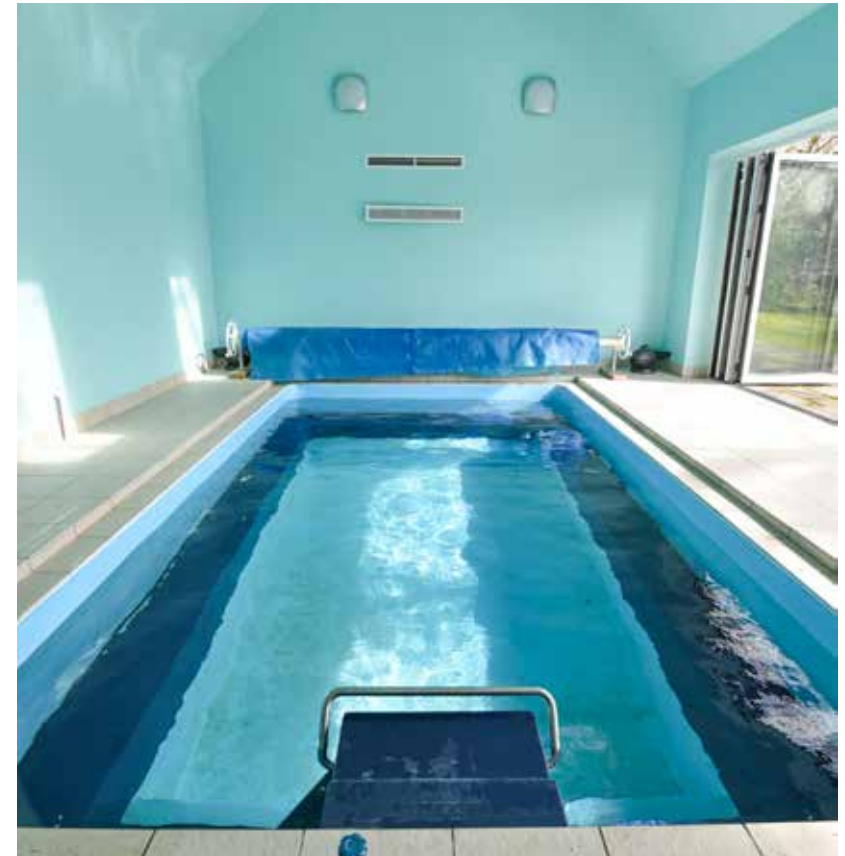






**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



15 East Street | Wimborne | Dorset | BH21 1DT  
properties@christopherbatten.co.uk  
01202 841171

Christopher  
**Batten**

in association with

**Winkworth**