



28 Ridgeway, Broadstone BH18 8EA

We are delighted to present to the market this stunning, beautifully appointed imaginatively designed luxury home which can only be fully appreciated upon viewing. Numerous outstanding features with spacious, versatile accommodation. No Forward Chain.

EPC: 70 Council Tax Band: G Price: £1,250,000 Freehold

 4  4  6





Key Features

- FOUR DOUBLE BEDROOMS
- DINING ROOM AND MUSIC ROOM
- HOME OFFICE
- BEAUTIFUL KITCHEN/BREAKFAST ROOM
- STUNNING LIVING ROOM WITH MEZZANINE FLOOR
- TWO EN SUITE BATHROOMS
- LARGE GARAGE
- VIEWS ACROSS BROADSTONE PARK
- AMAZING INDIVIDUAL HOME!
- SIMPLY MUST BE VIEWED

The Property

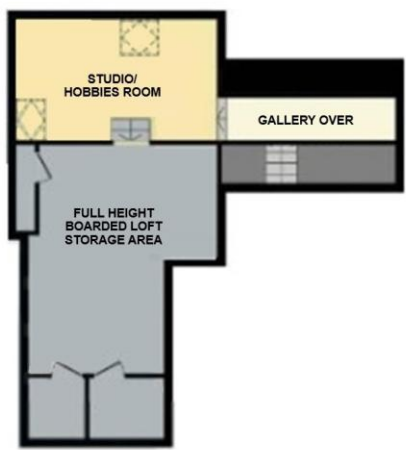
This stunning, unique, distinctive home can be found within a few moment's walk of Broadstone high street. The property was designed and constructed by the current owner and enjoys an enviable position adjacent to Broadstone Park. There is spacious, versatile accommodation arranged over four levels, with an emphasis placed on an abundance of natural light throughout.

There are many fine individual features which can only be appreciated upon viewing. Notably, there is an amazing living room with fireplace and full height ceilings with mezzanine floor, four double bedrooms,

two with en-suite bathrooms, whilst there is a games/hobbies room and fully boarded full height loft area.

On the lower ground floor, there is a beautifully appointed kitchen/breakfast room with feature island, in addition to a walk in larder, utility room, dining area as well as a formal dining room and music room.

There are well stocked gardens, together with fine views across Broadstone Park. Our vendor is keen to move and early viewing is strongly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF

