

**Broad Beech, 3 Blackwater Drive,  
Wimborne, BH21 3BH**

**Price Guide:  
£975,000  
Freehold**



This character home has been within the same family ownership for over 40 years and is located in a very convenient location between the centres of Broadstone and Wimborne. Situated in grounds of approximately two acres, the house boasts five bedrooms, two reception rooms a conservatory and a kitchen/breakfast room with utility and pantry. The house enjoys almost total privacy and elevated views over the mature gardens which are planted with a number of specimen shrubs and trees. The property benefits from an extensive driveway providing off road parking for numerous vehicles, there is garaging for three vehicles and further outbuildings. Within close proximity to the house there is excellent schooling for all age groups including the boys and girls grammar schools as well as several private schools.

**PILLARED ENTRANCE CANOPY** With outside lighting, front door leads to:

**RECEPTION HALL** Coved ceiling, radiator, wall mounted heating thermostat control

**CLOAKROOM** Suite comprising of WC, wash hand basin and window

**LOUNGE** 19' 2" x 14' (5.84m x 4.27m) Coved ceiling with a plate rack, two radiators, three wall light points, feature red brick fireplace with quarry tiled hearth and display mantel over, TV aerial connection, two windows to the front aspect enjoying views over the grounds. UPVC double glazed French doors lead to:

**CONSERVATORY** 12' 9" max. x 9' 9" max. (3.89m x 2.97m) Constructed with a brick plinth and then UPVC double glazed casements and UPVC double glazed roof, two radiators, two wall light points, TV aerial connection and doors provide access to the front and rear of the house

**DINING ROOM** 14' plus bay x 12' (4.27m x 3.66m) Plate rack, two radiators, bay window to side aspect, window overlooking the gardens, wooden flooring

**KITCHEN/BREAKFAST ROOM** 11' 9" x 10' 6" (3.58m x 3.2m) Range of dark oak units comprising of a one and a half bowl single drainer sink unit with centre mixer tap with adjacent roll top worksurfaces, a range of drawers and base storage cupboards below with an integrated Neff dishwasher, integrated four ring gas hob with electric double oven and extractor canopy over, eye level wall mounted units, partly tiled walls, window, radiator, space for breakfast table and chairs. An archway leads through to:

**REAR LOBBY** 7' x 5' 3" (2.13m x 1.6m) Floor mounted Thorn boiler serving the heating and domestic hot water supply and to the side there is a built in dresser unit, door leading to lean-to potting room and a door to:

**PANTRY** 7' 1" x 5' 11" (2.16m x 1.8m) Shelving, tiled worksurface, two windows, space for larder style fridge/freezer

**UTILITY ROOM** 5' 7" plus cupboards x 5' 5" (1.7m x 1.65m) Belfast sink with adjacent worktops with cupboard below and space and plumbing available for an automatic washing machine, range of floor to ceiling built in cupboards, window looking towards the front aspect, door leading to an undercroft, located here are two brick built stores and a coal store

#### STAIRCASE FROM THE RECEPTION HALL LEADS TO:

**FIRST FLOOR LANDING** Two radiators, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving over, built in linen style cupboard and a large loft hatch with sliding ladder gives access to the roof space

**BEDROOM 1** 16' 3" x 14' 2" (4.95m x 4.32m) Radiator, picture rail surround, dual aspect windows enjoying superb views over the gardens, space suitable for bed with matching bedside tables and arch recesses with lighting, two built in double wardrobes and bridge units over, further built in wardrobe and two corner dressing tables



**BEDROOM 2** 13' 10" x 11' 11" (4.22m x 3.63m) Radiator, dual aspect windows again with views over the gardens, built in storage cupboard

**BEDROOM 3** 15' x 10' 8" max. (4.57m x 3.25m) Two radiators, two windows to front aspect and window to rear aspect, built in floor to ceiling wardrobe units, range of shelving

**BEDROOM 4** 12' 6" x 8' 11" (3.81m x 2.72m) Picture rail surround, radiator, built in double storage cupboard with adjacent further storage cupboard and window with views over the grounds

**BEDROOM 5/STUDY** 8' x 6' 1" (2.44m x 1.85m) Radiator and window

**BATHROOM** Suite comprising of corner bath with centre mixer tap and wall mounted shower, WC, vanity unit with inset wash hand basin with drawers and cupboards below, tiled splashback, two wall light points, electric shaver point, heated towel rail, radiator, window

**OUTSIDE** From Blackwater Drive a five bar electronically operated gate opens onto the tarmac driveway. The driveway provides off road parking for numerous vehicles and leads down to the GARAGING where there are two attached single garages with power and light and a further single garage again with power and light available, two of the garages have electronically operated up and over doors. From the garaging area a tarmac pathway leads down to two brick built stores/workshops. Located to the front of the house is an extensive terrace which is enclosed by low brick walling with wrought iron steps leading down to the main areas of the garden. An extensive area of lawn leads to a wildlife pond and meandering grass pathways lead their way through specimen rhododendrons and azaleas and also more natural areas of the garden where there are mature trees and various plants and shrubs, in turn leading to another expanse of lawn and pathways returning to the house.

**COUNCIL TAX BAND 'G'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

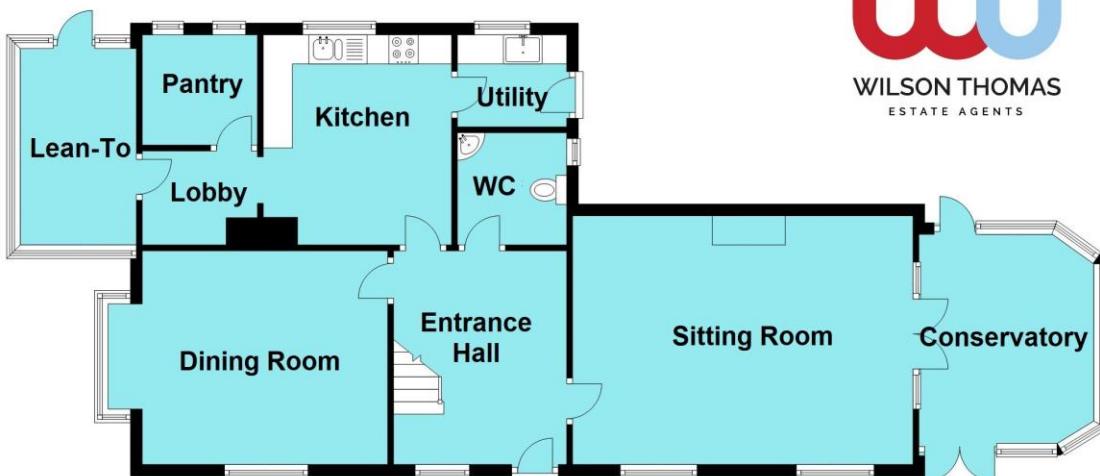
**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 14135**



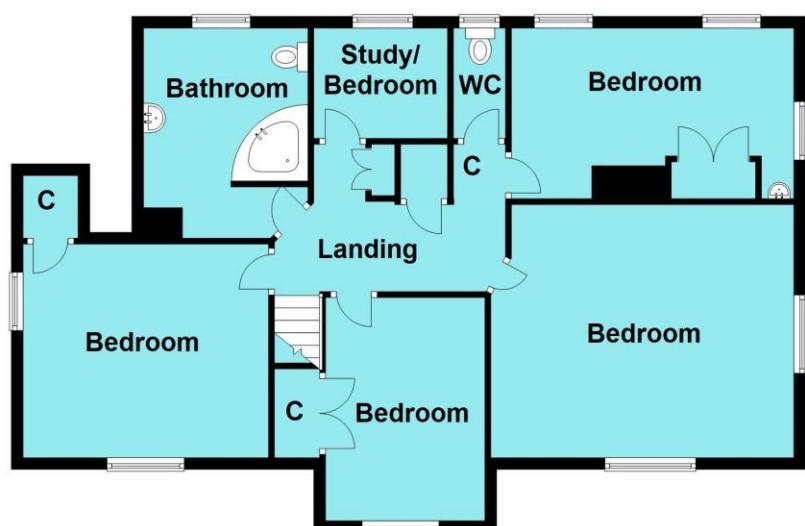
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 97.3 sq. metres (1046.9 sq. feet)



**First Floor**  
Approx. 93.9 sq. metres (1010.8 sq. feet)



Total area: approx. 191.2 sq. metres (2057.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.

Plan produced using PlanUp.

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