



Moonraker, 29 Ashwood Drive, Broadstone BH18 8LN

The opportunity to acquire this distinctive five bedroomed family home located on this highly regarded development, within easy reach of Broadstone village centre and local grammar schools. Early viewing strongly recommended.

EPC: 69 Council Tax Band: G

PRICE: £1,195,000

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Key Features

- FIVE BEDROOMS INC TWO EN SUITE
- OUTSTANDING LOUNGE/DINING ROOM
- BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST ROOM
- GROUND FLOOR MASTER BEDROOM WITH EN-SUITE DRESSING AREA AND SHOWER ROOM
- GUEST BEDROOM WITH EN-SUITE RAIN FALL SHOWER
- SNOOKER ROOM
- STUNNING FAMILY BATHROOM WITH BATH TUB & SEPARATE SHOWER
- EXTENSIVE DRIVEWAY AND SPACE FOR MOTOR HOME IF NEEDED
- 0.65 ACRE PLOT INCLUDING WOODLAND AND SELF-CONTAINED PARTY SUMMER HOUSE
- MUST BE VIEWED

The Property

Approached via a private tarmac driveway and five bar gate one is immediately impressed with the presence of this amazing individual property, constructed in the 1980s and forming part of this most sought-after cul-de-sac development, within walking distance of Broadstone High Street.

The accommodation is arranged over two levels and offers five excellent bedrooms, the master having an en-suite dressing area and shower room, whilst the guest bedroom also has an en-suite shower room. On the ground floor, there is underfloor heating to the tiled areas, and an excellent living room with fireplace

and wood burner, from where several steps lead down to the dining area which has a patio door out to the garden. There is a beautifully appointed kitchen/breakfast room with quartz marble work surfaces, together with a utility room.

To the front of the property there is extensive parking for numerous vehicles, together with space for a boat/motorhome if needed. The original double garage has been converted to provide a full-size snooker room. Within the garden, one will find a self-contained timber party summerhouse, ideal for entertaining!



Ground Floor
Approx: 267 sq. metres (2527 sq. feet)



First Floor
Approx: 87.3 sq. metres (251.7 sq. feet)

Basement
Approx: 47.0 sq. metres (502.2 sq. feet)



Total area approx: 354.0 sq. metres (3379.4 sq. feet)

Measurements obtained from floor plans to provide an estimate of the floor area. Measurements are approximate and should not be used for legal purposes. For more information, please contact the estate agent. The estate agent is not responsible for any errors or omissions. The estate agent is not responsible for any errors or omissions. The estate agent is not responsible for any errors or omissions.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.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.

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