



## 49 Ashwood Drive, Broadstone BH18 8LN

An immaculately presented five bedroom residence, situated in a plot of a third of an acre in one of Broadstone's most desirable locations.

**EPC: 62 Council Tax Band: G Price: £950,000 Freehold**

 **5**
 **2**
 **2**









## Key Features

- SPACIOUS LIVING ROOM WITH CONSERVATORY AREA
- CONTEMPORARY KITCHEN/DINING ROOM
- LARGE MASTER BEDROOM WITH SHOWER ROOM
- SECOND BEDROOM WITH WALK-IN CLOSET
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- LARGE DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- LANDSCAPED GARDENS
- SUPERBLY PRESENTED THROUGHOUT
- UTILITY ROOM AND STORE

## The Property

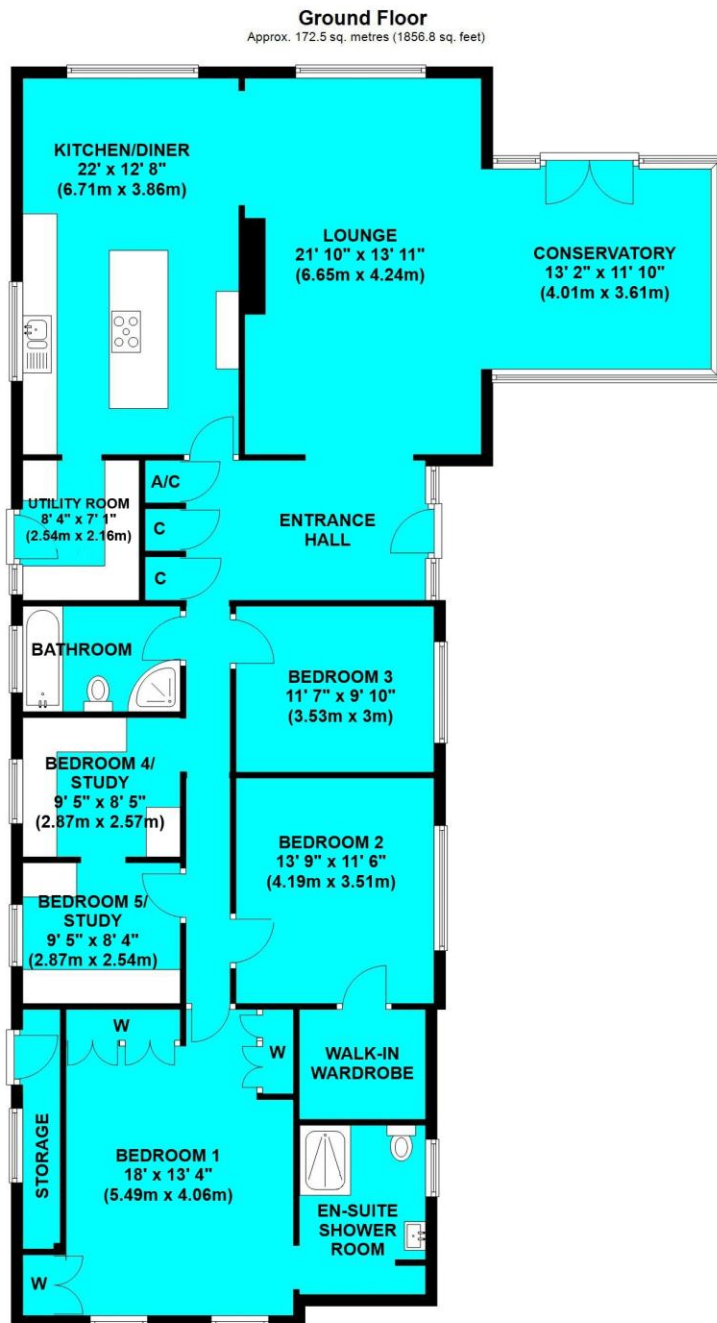
Situated in one of Broadstone's premier locations is this excellently presented and spacious five bedroom home. Approached over a private driveway leading to just two properties, this home and garden enjoy a high degree of privacy.

An entrance porch leads to a generous reception hall and then through to a large living room opening to a conservatory area. There is then a contemporary fitted kitchen/dining room and a separate utility room. A hallway then leads to the bedroom accommodation, where there is large master bedroom with fitted wardrobes and an en-suite shower, a second bedroom with a large walk-in

closet, three further bedrooms and a family bathroom.

The gardens form a particular feature being attractively landscaped and well maintained and extend to all sides of the bungalow, there is a large double garage an integral store and further garden storage.

Within easy reach is popular schooling including both the boys' and girls' grammar schools and the centre of Broadstone with its bustling high street is within walking distance. The larger neighbouring towns of Wimborne and Poole can be easily reached by car or bus and there is easy access to commuter routes.



Total area: approx. 172.5 sq. metres (1856.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements to doors, windows, rooms and other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by an 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 used PlanUp.



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>	62	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

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  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



rightmove

OnTheMarket

**wt**  
**WILSON THOMAS**  
ESTATE AGENTS