



Christopher  
**Batten**

in association with

Winkworth

Willow House, 26 High Park Road,  
Broadstone, Dorset, BH18 9DE



# Willow House

26 High Park Road  
Broadstone, Dorset  
BH18 9DE

A stunning 5 double bedroom detached family home with a large garden, tucked away from main roads in one of the most popular locations in Broadstone.

**ASKING PRICE: £1,350,000**  
**FREEHOLD**

Directions: From Broadstone centre, proceed along Higher Blandford Road, turning left at the traffic lights into Springdale Road. Take the fourth turning on the right hand side into High Park Road, and the property can be found near the top, on the right hand side.

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EPC RATING: C

COUNCIL TAX BAND: G

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 mainline rail link to London Waterloo.



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5



3



Built in 1953, Willow House was extended in 2010 and 2017 and now amounts to over 2900ft<sup>2</sup>.

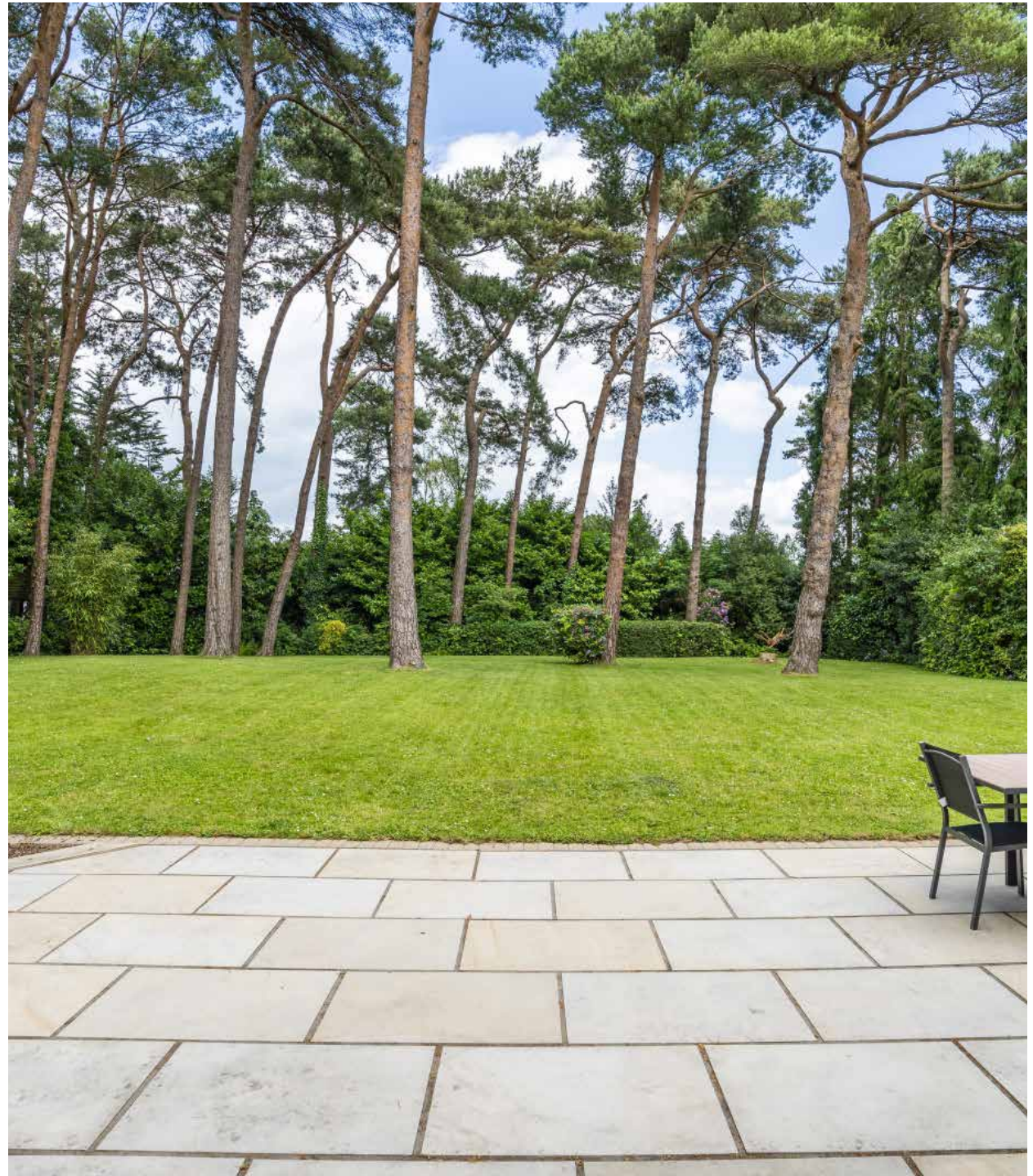
It has been particularly well maintained and has a wealth of outstanding features including 4 reception rooms, a superb kitchen/breakfast/family room and 3 bathrooms.

The house is of traditional construction, with render and cement board elevations and a concrete tiled roof. It is connected to all mains services, and benefits from gas central heating, double glazing, a large garage and a spacious in-and-out driveway providing parking for numerous vehicles. The attractive rear garden includes a cottage style detached studio/office.

A wide entrance porch (with a sandstone floor and oak down timbers) leads to a spacious hall with oak flooring, under stairs storage space and a cloakroom.

The triple aspect sitting room has glazed double doors and side screens to the garden.

A family room overlooks both the front and rear gardens, with fitted bookshelves and double doors to the rear. The snug/TV room has an open fireplace, and there is a study to the front.









Half glazed oak doors lead to the superb kitchen/breakfast/family area which features bifold doors to the garden, vaulted ceiling with rooflight, electric under floor heating, Calor gas wood burner style fire, Neptune style units, large island/breakfast bar, Franke sink with mixer and boiling water taps, water softener and 2-door corner larder.

Integrated Neff appliances comprise 'slide & hide' oven, microwave/combination oven, induction hob, extractor, dishwasher and fridge. There is also a utility room with sink, worktops, units and integrated freezer.







An oak spindled staircase leads to a spacious first floor landing with double blanket cupboard, and loft access.

The principal bedroom has a superb view over the rear garden, and a fully tiled en suite bath/shower room.

There is a spacious dual aspect second bedroom with fitted wardrobes, a superb view over the garden, and a fully tiled en suite shower room.

Bedroom 3 is a double room with a rooflight, and there are 2 further double bedrooms and a fully tiled family bath/shower room.

Willow House is approached via an in-and-out driveway providing parking for numerous vehicles and leading to a detached double garage. Planting includes a small lawn, and willow, birch and palm trees.

Double and single gates lead to the superb rear garden which has a gently sloping lawn, a large stone entertaining terrace, decking, raised planters, a timber shed, a woodland walk and a detached chalet/studio with double doors, gabled ceiling and kitchen area.





























Approximate Gross Internal Area :- 283 sq mt / 3047 sq ft  
Garage Approximate Gross Internal Area :- 33 sq mt / 360 sq ft



For identification purposes only, not to scale, do not scale

**DISCLAIMER:**

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