



Christopher
Batten

in association with

Winkworth

Claremount, 17 Lower Golf Links Road,
Broadstone, Dorset, BH18 8BQ

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A fine Edwardian detached
villa boasting well proportioned,
character accommodation and a
substantial, self-contained
2 bedroom, 2-storey annexe,
set within beautiful grounds
extending to 0.6 of an acre, in a
prestigious
residential road.

ASKING PRICE: £1,595,000
FREEHOLD

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Built in 1903, and owned by our clients for 37 years, Claremont has been well maintained and benefits include a cellar, a gas fired central heating system and a combination of secondary double glazed original sash windows and UPVC double glazing.

The added 2-storey wing to the side of the property is arranged as an annexe and has previously been used for 'home and income' purposes.

The house retains a wealth of character features including high corniced ceilings, panelled doors, fireplaces and exposed floorboards.

A large, gravelled in-and-out driveway provides ample off road parking and access to a double garage. Beautiful gardens extend all around the house, and the property's commanding, elevated position provides far reaching views towards Broadstone Golf Course.

EPC: Band D COUNCIL TAX: Band F

Directions: From The Broadway, approach the roundabout at the junction with the Broadstone Relief Road and take the fourth exit into Dunyeats Road. Take the third turning on the left into Lower Golf Links Road.



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An attractive quarry tiled lobby opens into a splendid reception hall with an ornate fireplace (with wood burner), and an under stairs cupboard giving access to a cellar. To the left is a charming morning room with a fireplace and glazed alcove cabinets, off which is a large conservatory with 2 casement doors to a side terrace.

Overlooking the lovely rear garden is a well proportioned, dual aspect sitting room with a bay window and an Adam style fireplace with wood burner. The adjacent large kitchen/breakfast room has a matching bay window, oak-faced units, a gas fired Aga and appliance space. Off an inner hall, a glazed rear lobby leads to the garden, and there is a coat/shoe storage area beyond which is a cloakroom.

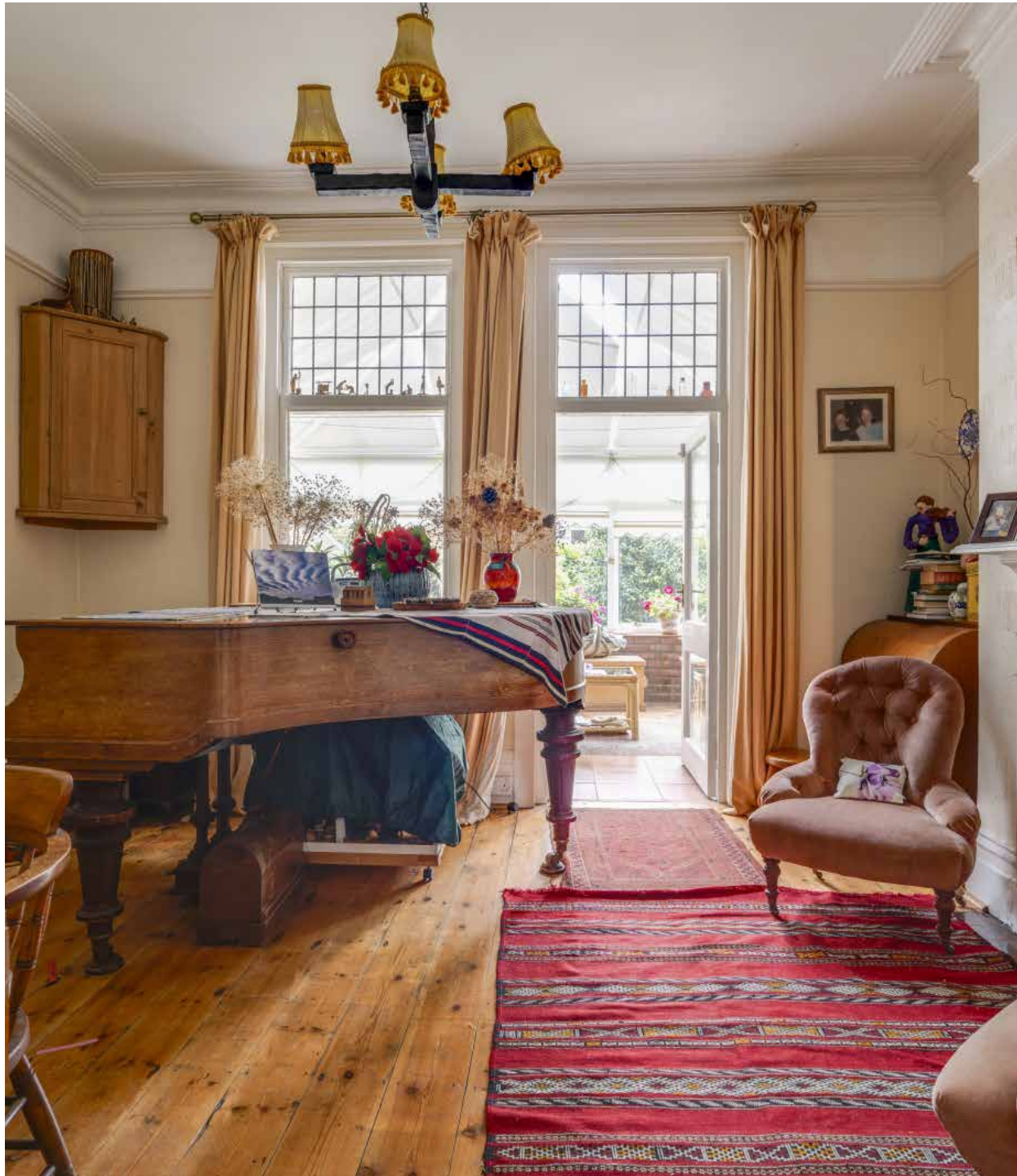
At the front, there is a spacious utility room with sink, units, airing cupboard, Kingfisher gas central heating boiler and space and plumbing for washing machine.

From the reception hall, an impressive staircase with hardwood spindles leads up to a lower landing with a WC and a connecting door to the annexe.

The principal bedroom suite stretches from front to rear, comprising a large dual aspect bedroom (with Edwardian fireplace and wash basin), a dressing room with fireplace and built-in wardrobes, and a large en suite bathroom.

Bedroom 2 is an even larger room with a fireplace, a wash basin, and lovely views over the garden, and the family bath/shower room is vast by modern standards.





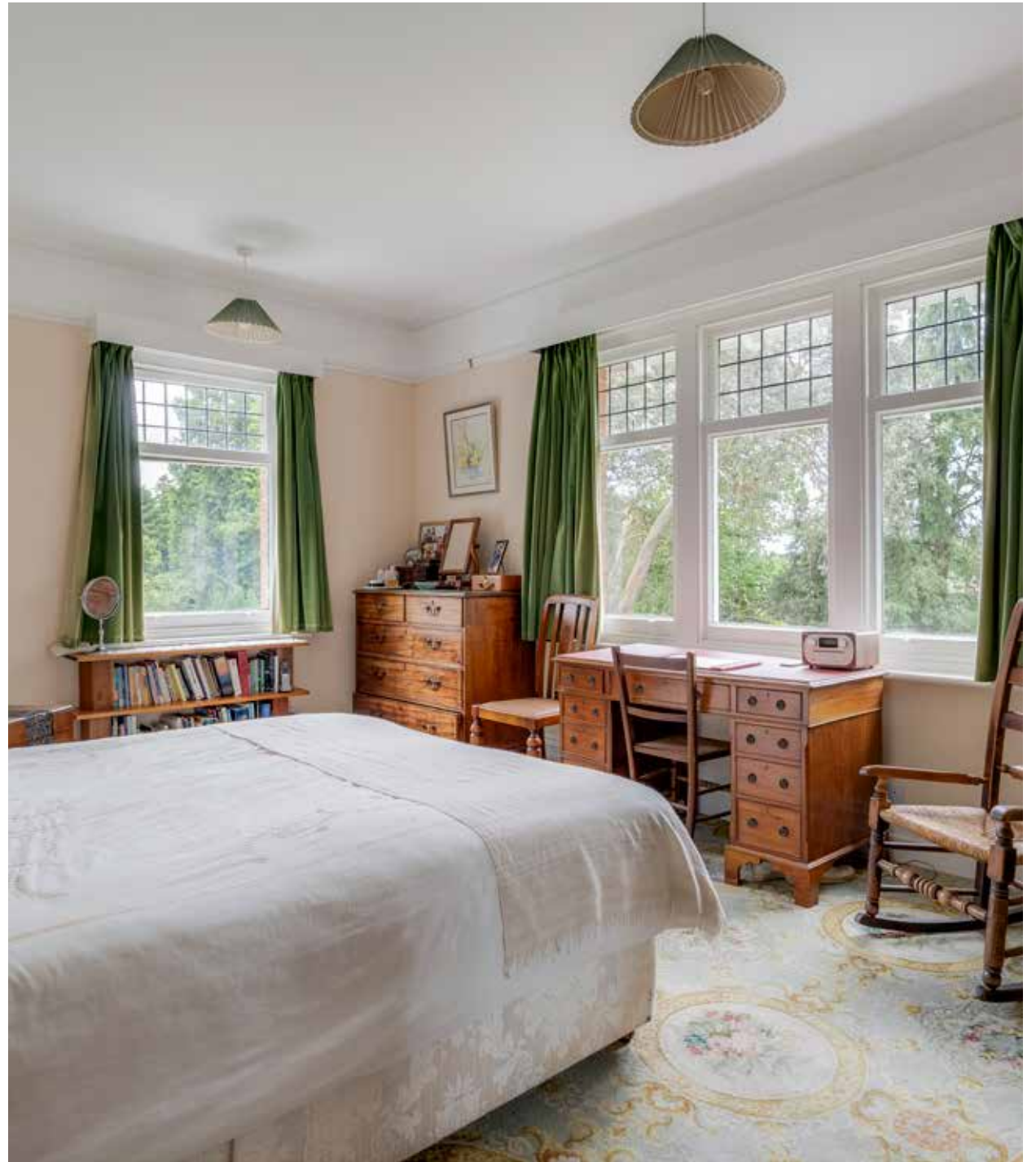


On the way up to the second floor there is a 3-quarter landing (with fitted blanket chest), and the upper landing has a loft access. Bedroom 3 is a large, triple aspect room with fitted window shutters, a wash basin and access to a deep eaves storage cupboard. Bedroom 4 also has fitted shutters.

Claremount boasts a substantial, independent 2-storey annexe, the ground floor of which comprises an entrance hall, a cloakroom, a modern shower room, a well fitted kitchen and a spacious, dual aspect living room with fireplace and gas fire, and French doors, steps and handrail leading down to the rear garden. An open archway gives access to a dining room with woodblock flooring, built-in cupboards, and a door to the hall of the main house.

Stairs lead up to the first floor of the annexe which comprises 2 spacious bedrooms, one of which has glazed double doors to a paved roof terrace with far reaching views over the surrounding area, and a modern shower





room with window shutters and storage cupboards. The main house's first floor landing can also be reached from the annexe.

The front garden is bounded by an established laurel hedge, through which an in-and-out gravel driveway leads to a parking area and on to the detached garage which has timber doors, lighting, power, a rear window, and a pitched roof providing eaves storage space. Adjacent to the garage there are useful storage areas.

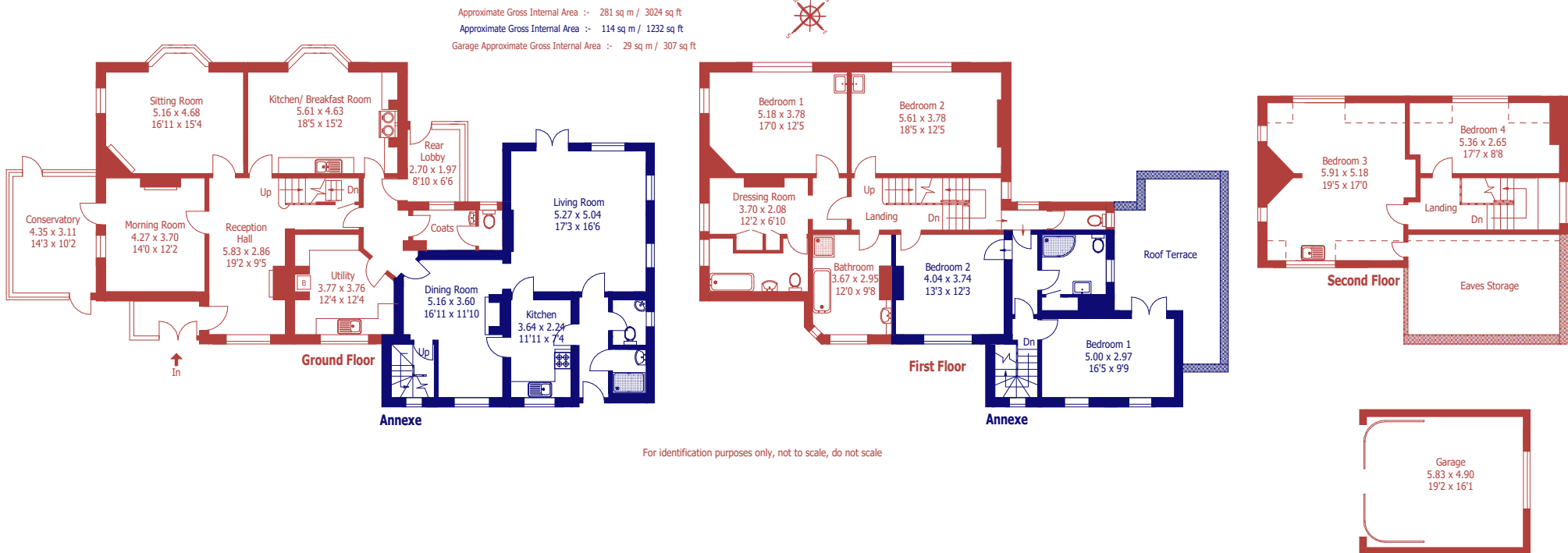
The stunning gardens have been lovingly maintained, and have been opened to the public to raise money for charity. They include shaped lawns, well stocked herbaceous borders, a potting area, a gravelled kitchen garden with brick-edged beds, a greenhouse, a shed, a pond, a crazy paved terrace and an abundance of all-year-round colour from, among others, spring bulbs, rhododendrons, azaleas, camellias and acers.

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. Bus services give access to the market town of Wimborne Minster, about 3 miles to the north, and the coastal town of Poole, 3 miles to the south, which has a mainline rail link to London Waterloo. There are delightful walks close by at Delph Woods, Canford Heath and the Castleman Trailway which extends to Wimborne and Poole.









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