



Christopher  
**Batten**

in association with

Winkworth

Villa Sonne, Corfe Lodge Road,  
Broadstone, Dorset, BH18 9NQ

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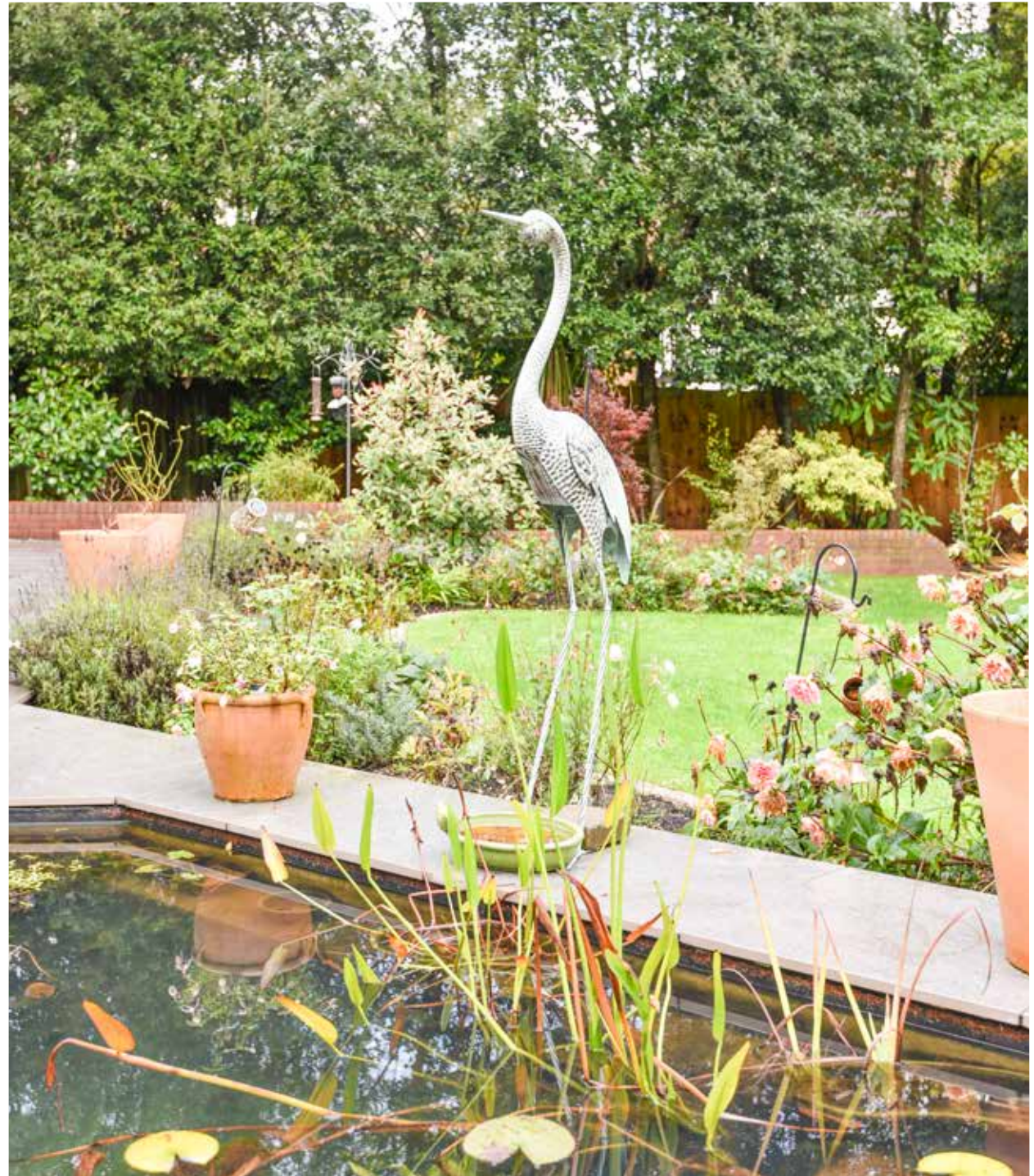
A simply stunning 6 bedroom, 3 storey detached family home set in a delightful, flat plot extending to just under half an acre at the head of a long, private lane adjacent to Upton Heath, and less than 1 mile from the centre of Broadstone.

ASKING PRICE: £1,750,000  
FREEHOLD

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EPC: C

COUNCIL TAX: G

**DIRECTIONS:**

From the roundabout in the centre of Broadstone, proceed down Clarendon Road to the end, and turn right into Roman Road. Turn immediately left into Corfe Lodge Road. Proceed onto the private lane at the end. After a quarter of a mile, the road forks to the right, and the property is the third house on the right hand side.

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Outstanding features of this remarkable home, which extends to over 6,100ft<sup>2</sup>, include a superb semi-circular reception hall, 3 reception rooms and a magnificent 29ft kitchen/breakfast room, re-fitted in 2022.

The first and second floors are accessed via circular staircases and a 3-person passenger lift. There are 4 large double bedrooms with en suite bathrooms and dressing rooms on the first floor, along with a spacious sitting/hobbies room with a semi-circular bay window giving amazing views over the rear garden. The second floor offers 2 further en suite bedrooms. The rooms are bright, spacious and well proportioned.

Electric double gates give access to a spacious bonded gravel courtyard providing extensive off road parking and leading to an integral triple garage (with electric up-and-over doors.) The private, enclosed rear garden features a large flat lawn, a substantial paved entertaining terrace and a water feature. Trees include palm and birch.

This individually designed house was traditionally constructed to a high standard of specification and design in 2006, with mellow brick elevations (with brick quoins and bands), rendered features and a roof of small plain tiles with 4 dormers. Connected to all mains services, the property has gas central heating (under floor to the ground floor and some first floor rooms) and UPVC double glazing.







Corfe Lodge Road is a sought after setting, tucked away from traffic and yet enjoying easy access to local amenities as well as the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Upton Heath is one of the largest SSSIs (Sites of Special Scientific Interest) in the region, protecting the whole area from further development.

It is home to a wide variety of wildlife and has stunning views over Poole Harbour towards the Purbeck Hills, extensive walking grounds, and access onto the Castleman Trailway.





The property will appeal to purchasers seeking a stunning family home tucked away from traffic in a prestigious, quiet location and yet within easy reach of local amenities, the coast and transport links.

#### LOCATION:

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 including Dumpton, Castle Court and Canford.

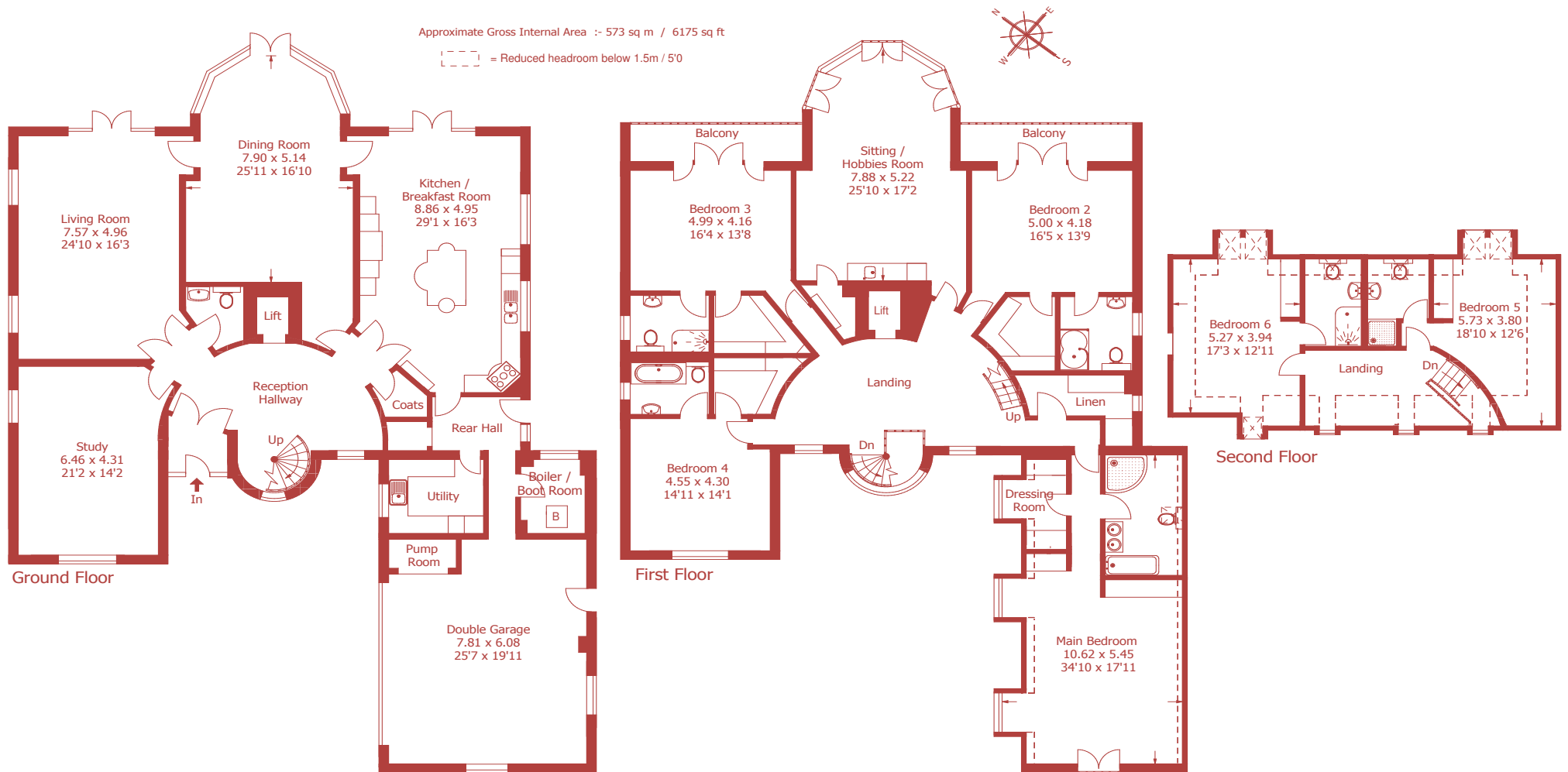
The market town of Wimborne Minster is approximately 3 miles to the north.











**DISCLAIMER:**

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**DISCLAIMER:**

This Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

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