



Symonds
& Sampson

ESTABLISHED 1858

19 High Park Road
Broadstone Poole BH18 9DE

Guide: £895,000

From a renowned local developer, a completely refurbished and remodelled detached family home nearing completion in a desirable residential location standing in approximately 1/2 acre of mature landscaped gardens

Devon & Dorset
PROPERTIES LIMITED 





THE PROPERTY

Extending to approximately 3200 sq ft, this completely renovated and extended detached home nearing completion is based on a traditional family residence with a contemporary theme. The house affords fine southerly views to the rear over delightful gardens of about 0.5 acre which are landscaped with mature trees and many species of flowering shrubs.

THE DEVELOPER

Devon and Dorset Properties Ltd of Sandbanks have remodelled the original home to now offer a high quality specification throughout. Further details are available from Symonds & Sampson.

SITUATION

The property is situated in an elevated position on High Park Road which is a much sought after established residential location. Broadstone with its range of shops, schools and amenities is close by whilst the more major towns of Poole, Bournemouth and Wimborne lie within easy reach.

DIRECTIONS

From Corfe Mullen, take the B3074 (Higher Blandford Road) towards Broadstone and at the traffic lights turn right onto Springdale Road. Take the 4th turning on the right into High Park Road and proceed up the hill where the property will be found on the left hand side.

ACCOMMODATION (all measurements are approximate). For room sizes and orientation, see floor plan

Ground Floor

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/ Dining Room designed by Kitchen Elegance of Lower Parkstone
- Inner Hall with separate access to Home Office/Bedroom 6
- Integral Double Garage

First Floor

- Bedroom 3 with en-suite Bathroom
- Bedroom 4
- Bedroom 5
- Family Bathroom
- Home Office/Bedroom 6 with en-suite Shower Room

Second Floor

- Bedroom 1 with en-suite Shower Room and access to balcony
- Bedroom 2 with dressing room, en-suite Bathroom and access to Balcony

OUTSIDE

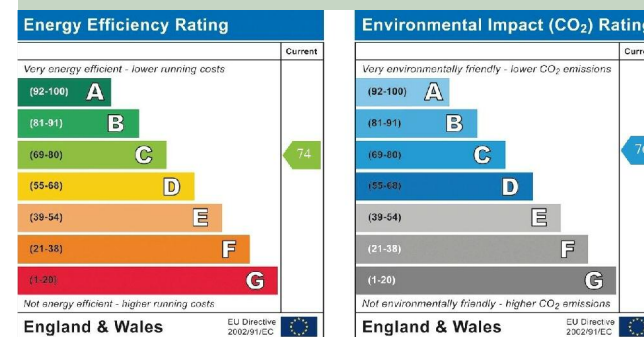
The property benefits from a carriage driveway providing a parking area and access to the double garage with electric up and over door.

An elevated terrace abuts the rear of the house with steps leading down to the lawns. The rear garden is a feature of the property with many specimen shrubs and trees and an area of woodland.

Timber **Summer Hose/ Studio** with power and light.

SERVICES

All mains services at the property



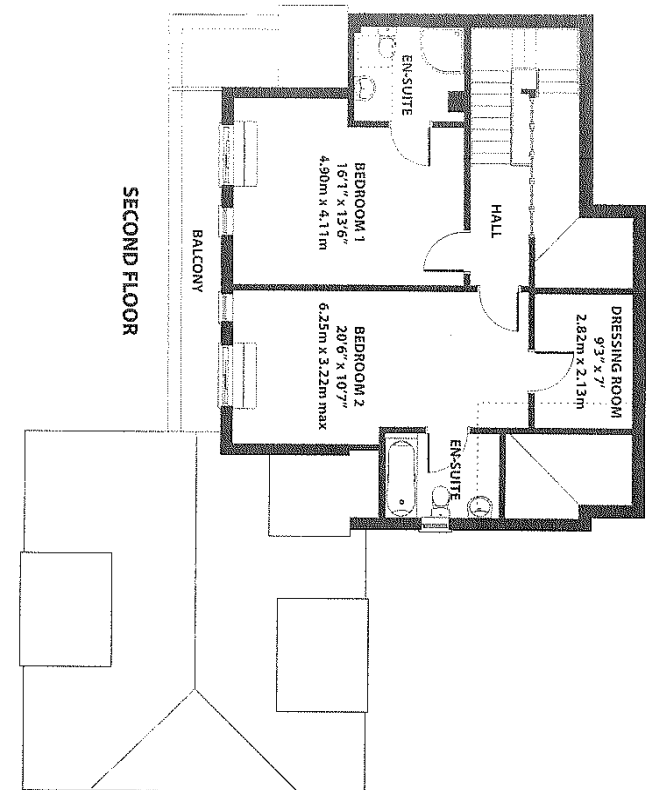
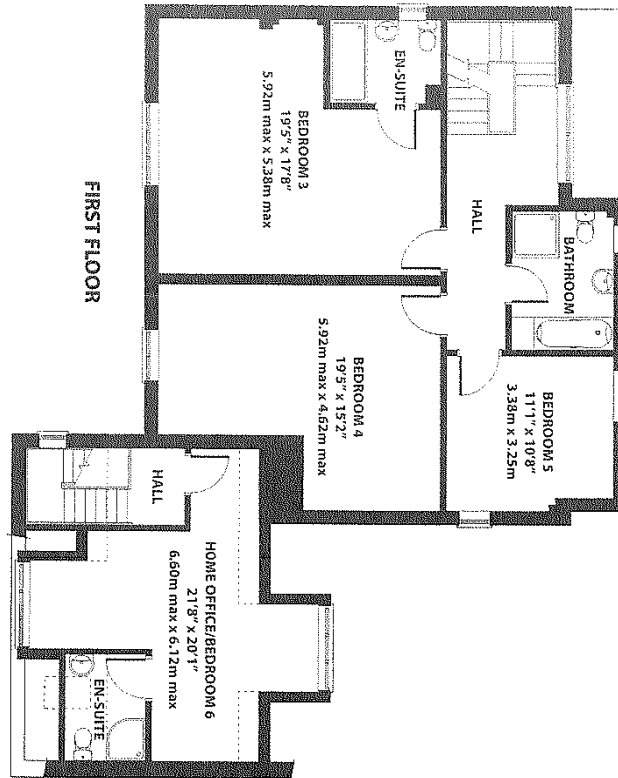
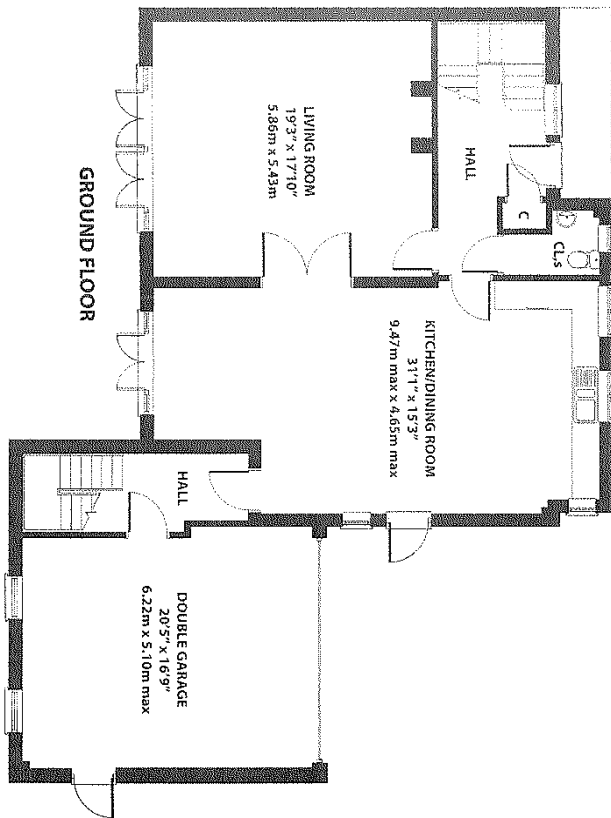
Agents Note: The property is provided with a Surveyors Certificate of Works complying with the Council of Mortgage Lenders requirements

Links to the Developer's website :

<http://www.devonanddorsetproperties.com> and

<http://www.devonanddorsetproperties.com/hpr.html>

Particulars prepared June 2010



Please note: Measurements may vary slightly during construction, final checks should be made on site

Viewing
Strictly by appointment through Symonds & Sampson
Wimborne office on **01202 84190**

IMPORTANT NOTICE

Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities

Luxury Kitchen and Dining Room

Luxury Kitchen Supplied and Fitted by Kitchen Elegance

Including:-

- Granite Worktops
- Island Unit
- Neff Extra Wide Gas Hob
- Neff Electric Oven
- Neff Microwave Combination Oven
- Neff Stainless Steel Extract hood
- Neff Fridge/Freezer
- Neff Integrated Dishwasher
- Low Voltage Downlights
- Low energy Under Cupboard Lighting
- Low energy Uplights
- Amtico Flooring

Living Room

- Solid wood Block flooring
- Low Energy Downlights
- Low Energy Uplights
- Feature Fire Place with Electric Wood or Coal effect Fire

Bathrooms and En-Suites

- Fully Tiled walls
- Contemporary Bathroom fittings
- Thermostatically controlled Showers
- Glazed Shower Screens with Chrome Edgings
- Mirror Lights with Shaver Sockets
- Low Voltage Downlights
- Stylish Extract Fan
- Heated Towel Rail

Heating And Hot Water

- Energy Efficient Boiler Mounted in Garage
- Wall mounted and Wireless Thermostats and Thermostatic Radiator Valves
- Hot Water Storage Tank

Bedrooms

- Fitted Dressing Room to Bedroom 2
- Bespoke Fitted Furniture to Bedrooms 1, 3 and 4
- En-Suite Bath with Shower over or Shower Rooms to Bedrooms 1,2 and 3

Doors, Internal Joinery and Finishes

- Ash veneer doors with Inlaid Panel Throughout
- Solid Ash Skirting's, Architraves and Window Boards
- Quality Chrome Door Furniture
- Smooth Plastered Walls and ceilings
- Screwless Chrome Sockets and Switches throughout

Flooring

- Solid Woodblock Flooring to Hall and Living Room
- Amtico Floor to Kitchen / Dining Room/Family Room
- Amtico Floors to Bathroom and En-suites
- Quality Carpets to all other areas

Communications

- Telephone/ Broadband Points in Cupboard, Lounge and Bedrooms.
- Integrated wiring for Cable and/or Terrestrial TV to Lounge and Bedrooms
- Choice of Two TV Position to Lounge Area

Storage

- Fully boarded loft over Bed6/Study
- Storage Cupboards to Ground and Second Floors

External

- Argon Filled Double Glazing Throughout
- Stainless Steel Glazed Balustraded Balconies (Second Floor)
- Substantial Well Established Gardens
- Large Double Garage with Automatic Cedar Door and Utility Area with washing machine and tumble drier
- Summer House Approx 5m x 4m In The Style of A Pavilion

Security and Peace of Mind

- Mains Powered Smoke Detection
- Wireless Alarm System
- 5 Lever External Door Locks

