



15 Barry Gardens, Broadstone, BH18 9EN



An exceptionally well presented and highly versatile detached chalet style home, tucked away at the end of a quiet cul-de-sac with 5 bedrooms and offering great potential for multi-generational living.

- A beautifully presented detached chalet home
- Versatile accommodation with 5 bedrooms
- 3 bath/shower rooms
- 2 spacious reception rooms
- Kitchen/breakfast room
- Scope for independent living or home & income
- A quiet, end of cul-de-sac location
- Walking distance to local amenities and schooling
- Secluded landscaped garden
- Recently installed garden summer house
- Viewing essential to appreciate

## ASKING PRICE:

£775,000 (Freehold)

**EPC RATING: Band C**





### **Property Description**

Set within a peaceful and private position, this spacious property enjoys the rare combination of a quiet, secluded setting while remaining within easy reach of Broadstone village centre and several highly regarded local schools. The accommodation is both generous and flexible, making it ideally suited to a large family, those working from home, or buyers seeking annexe potential or multi-generational living. The property has previously been configured to provide self-contained accommodation that was successfully let, offering the potential for home and income.

### **Accommodation**

The property is approached via a welcoming large reception hall, featuring stairs to the first floor and a useful walk-in storage cupboard.

To the front of the property, the spacious sitting room enjoys an attractive outlook, while a separate and substantial family room provides additional living space and direct access to the rear garden, ideal for modern family life and entertaining.



The kitchen/breakfast room benefits from a dual aspect and is fitted with a good range of base and eye-level units, incorporating a fitted fridge/freezer, oven and hob, with space for a dishwasher. A separate utility room provides further storage and space for additional white goods.

Completing the ground floor is a double bedroom and a bathroom, offering excellent flexibility for guests, independent living, or single-level accommodation if required.

The first floor is divided into two distinct areas, enhancing the home's adaptability.

One side features a large landing, currently suitable for use as a home office or study area, along with two double bedrooms and a shower room.

The opposite side provides two further bedrooms served by an additional shower room. There is also access to useful eaves storage, maximising practicality.



## Outside

To the front, block paved driveway parking leads to the garage, which is fitted with an electric door.

The rear garden has been recently landscaped to create an attractive and functional outdoor space. A sheltered patio occupies the lower level, with steps rising to a larger garden area incorporating lawn, artificial grass, and a decked terrace with space for a hot tub. Further benefits include an additional patio area and a spacious timber summer house, ideal for home working, hobbies, or entertaining.

## Location

Broadstone is a highly sought after and well established residential area, valued for its strong community feel and excellent range of amenities. Often referred to as a “village”, it offers a vibrant yet relaxed atmosphere that appeals to families and professionals alike.

The village centre, centred around The Broadway, provides a comprehensive selection of shops and services including supermarkets, independent retailers, cafés, restaurants, public houses and everyday essentials.

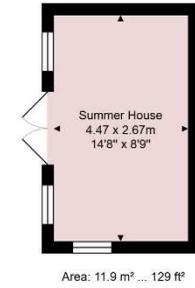
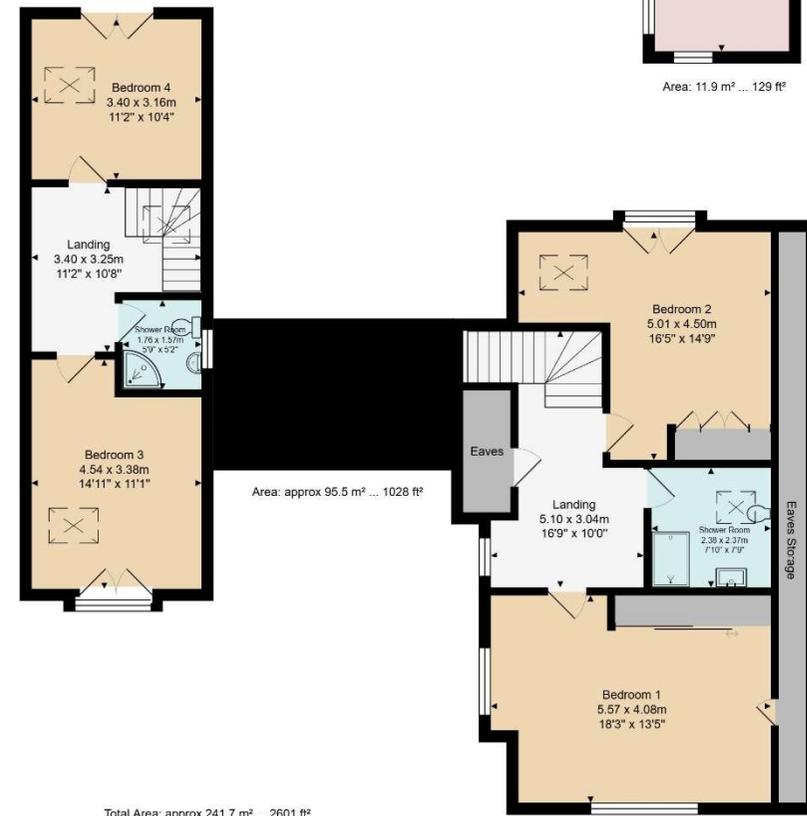
The area is particularly popular with families due to its proximity to a number of well regarded schools across all age groups. In addition, Broadstone offers a wealth of recreational facilities and green spaces, with nearby heathland, parks and a variety of sports and social clubs supporting an active outdoor lifestyle.

## Additional information

Council tax band – D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk