

Clare Mount, 17 Lower Golf Links Road

Broadstone, BH18 8BQ

HARDWICK
ESTATE AGENTS

An exceptional Edwardian home set on a secluded, westerly facing plot of 0.61 acres offering over 4,000 sq ft of accommodation.

- Beautiful period home with character features
- Formerly arranged as two dwellings
- Perfect for annexe or multi-generational living
- 6 bedrooms & 4 bath/shower rooms
- Main bedroom with dressing area and en-suite
- In and out drive with double garage
- Stunning, landscaped gardens
- Prime location close to local schooling, the Broadway and Broadstone golf club
- Gas fired central heating

ASKING PRICE:

£1,250,000 (Freehold)

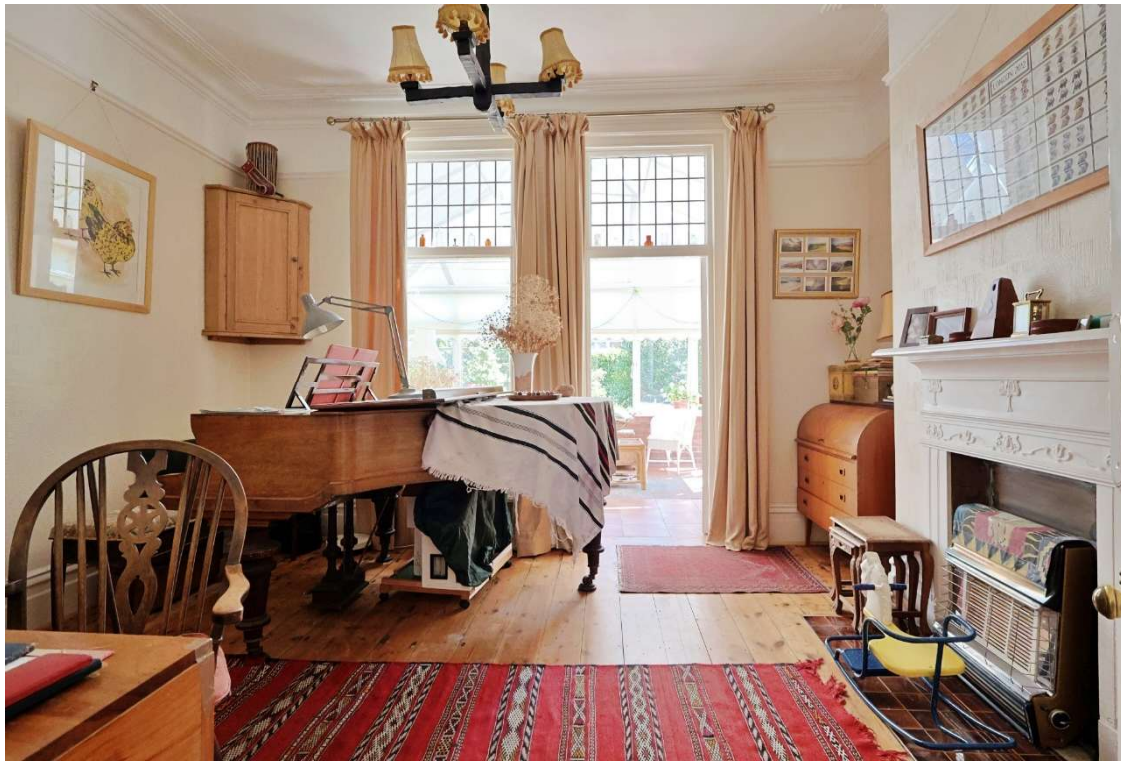
EPC RATING:

Band - D



















Property Description

Occupying an outstanding westerly facing plot extending to approximately 0.61 acres, this exceptional Edwardian residence represents a rare opportunity to acquire one of Broadstone's finest period homes. Situated in one of the area's most sought-after addresses, just moments from Broadstone Golf Club, the property has been lovingly owned by the same family for almost 40 years.

Extending to in excess of 4,000 sq ft, the property offers remarkably versatile accommodation and was formerly arranged as two separate dwellings. As such, it provides an ideal solution for multi-generational living, those seeking independent accommodation for relatives, an annexe, home office or business space, whilst equally lending itself to occupation as one magnificent family home.

The house retains a wealth of elegant Edwardian character, with many original features beautifully preserved throughout. These include attractive sash windows, impressive feature fireplaces, exposed wooden flooring, high ceilings, decorative period detailing and a useful cellar, all combining to create a home of considerable charm and distinction. Whilst exceptionally well maintained over the years, the property also offers exciting scope for sympathetic updating and enhancement, allowing purchasers to create a truly spectacular long-term family home.

The welcoming reception hall immediately sets the tone, featuring an attractive fireplace with inset wood burning stove and staircase rising to the first floor, whilst further stairs descend to the useful cellar.

The ground floor provides an excellent balance of formal and informal living accommodation with four generous principal reception rooms, each enjoying individual character and offering flexibility for family life and entertaining. The spacious kitchen/dining room centres around a traditional Aga and provides an ideal family gathering space, complemented by a second kitchen, utility room, conservatory and ground floor wet room.

The first floor offers four well-proportioned bedrooms. The impressive principal bedroom benefits from a dressing room and en-suite shower room, whilst a contemporary shower room, separate family bathroom and an attractive roof terrace serve the remaining accommodation.







The second floor provides two further bedrooms together with access to extensive eaves storage, making this level ideal for older children, guest accommodation or hobby rooms.

Outside, the property is approached via an impressive in-and-out driveway, set well back from the road behind mature planting, providing extensive off-road parking together with access to the detached double garage.

The magnificent gardens are undoubtedly one of the property's defining features. Enjoying a wonderfully private westerly aspect, the beautifully established grounds have been lovingly cultivated over many years and include expansive areas of level lawn, mature trees and well-stocked borders providing year-round colour and interest. A productive vegetable garden, numerous secluded seating areas and peaceful entertaining spaces further enhance the setting. A rear pedestrian gate provides direct access to the footpath beyond, leading to the renowned Castleman Trailway and Broadstone Golf Club, offering wonderful opportunities for walking, cycling and outdoor recreation.

This is an increasingly rare opportunity to purchase a substantial Edwardian home of genuine character and scale within one of Broadstone's most desirable residential locations. Combining exceptional accommodation, beautiful mature gardens, tremendous versatility and outstanding potential, the property is perfectly suited to discerning purchasers seeking a landmark family residence.

Location

Lower Golf Links Road is widely regarded as one of Broadstone's premier residential addresses, renowned for its attractive individual homes, leafy surroundings and close proximity to Broadstone Golf Club. The vibrant centre of Broadstone is within easy reach and offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with highly regarded schooling for all age groups.

Additional Information

Council tax band: G

Set in the Tudor Road and Golf Links Road conservation area



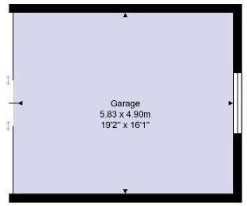
Ground Floor
Area: approx (excluding roof terrace) 199.2 m² ... 2144 ft²



First Floor
Area: approx (excluding roof terrace) 131.6 m² ... 1417 ft²



Second Floor
Area: approx (excluding roof terrace) 56.6 m² ... 609 ft²

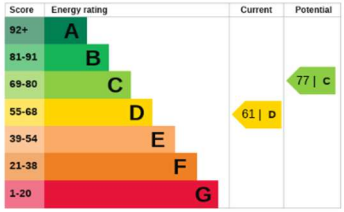


Garage
Area: approx 28.5 m² ... 307 ft²



Approximate Gross Internal Area: 387.3 m² ... 4169 ft² (excluding roof terrace, eaves, garage)

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 fitments, 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;

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