

Reflections, 32 Lower Golf Links Road
Broadstone, Dorset, BH18 8BH



LUXURY &
PRESTIGE
Exclusive Properties

Introduction



Please click on the image above to view our short video introduction to this property.

£1,225,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

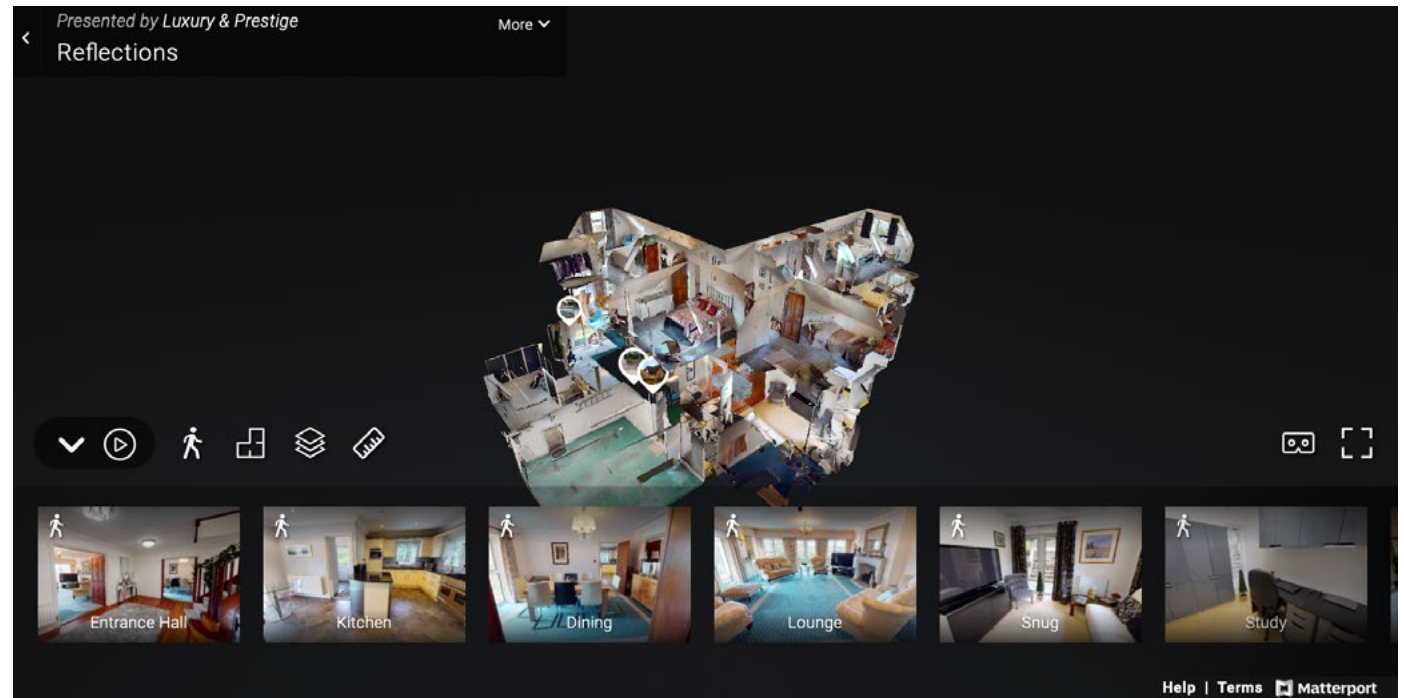
Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace.

It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.













Reflections, 32 Lower Golf Links Road, Broadstone, Dorset, BH18 8BH



Lower Ground Floor



Ground Floor



First Floor

GROSS INTERNAL AREA
 FLOOR 1: 2119 sq ft, FLOOR 2: 1578 sq ft
 FLOOR 3: 1064 sq ft, EXCLUDED AREAS:
 GARAGE: 337 sq ft, REDUCED HEADROOM BELOW 1.5M: 225 sq ft
 TOTAL: 4762 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Sitting behind electric gates on an elevated corner plot on a favoured road adjacent to Broadstone Golf Course Reflections is an exquisite custom designed luxury home featuring outstanding leisure amenities including a private indoor pool complex, sauna and spacious games room overlooking beautifully landscaped gardens.

A wide, welcoming hallway opens to two gracious reception rooms with pleasing elevated views and a home office, snug with access to the rear garden and a well equipped kitchen/ breakfast room. The top floor offers a beautiful master suite with dressing room and en suite bathroom as well as three additional double bedrooms one with an en suite.

Outside the private grounds are delightful with thoughtful plantings and multiple seating areas including a pretty summerhouse, sun terraces and a large round bbq hut with fire and chimney and views over Broadstone Golf Course. The private, electric gated driveway leads to a double integral garage and large useful store.

So for anyone looking for something out of the ordinary and with an emphasis on leisure and entertainment, this impeccably presented home could be the perfect choice.

- Custom built detached home
- Indoor swimming pool & gym complex
- Games room
- Study / home office
- Elevated corner plot with views
- Four double bedrooms
- Integral double garage & store
- Private landscaped gardens
- BBQ hut
- Electric gated driveway

Guide Price: £1,225,000

Tenure: Freehold

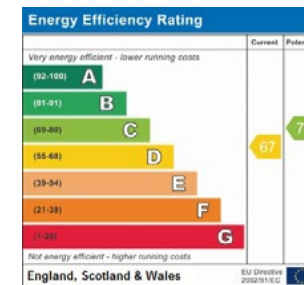
Stamp Duty: Main Home £51,250*
Additional Home £88,000*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band H
(2020/2021 £3,631.78)

Energy Performance Certificate:



Address:
32 Lower Golf Links Road

Get in Touch....



- IN PERSON:** We are located at 15 Haven Road, Canford Cliffs, Poole, BH13 7LF. We would love to see you for a cup of tea or coffee.
- BY PHONE:** 01202 007373
- BY EMAIL:** info@luxuryandprestige.co.uk
- PROPERTY REF:** 0489



IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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