



Main Street, Broadmayne
£475,000



Offered with no forward chain is this stylish and well-presented family home in the popular village of Broadmayne. Formally, the village bakery, the property is presented in neutral tones throughout with accommodation including a modern kitchen/diner, two reception rooms, four double bedrooms with en-suite facilities to the principal bedroom, a family bathroom and a ground floor WC. Externally, there is a good-size, north easterly facing garden and there is a right to park over land adjacent to the property. EPC rating E.

Broadmayne is a sought-after village, two miles southeast of the historic county town of Dorchester. This active and friendly community is centred around its well-stocked village shop and Post Office, the well-regarded Broadmayne First School, and the Black Dog, a popular traditional thatched pub known for its local ales and family-friendly garden. The village is steeped in history, featuring the 13th-century St Martin's Church and is surrounded by an Area of Outstanding Natural Beauty, offering immediate access to the South Dorset Ridgeway for breathtaking walks and cycling.

Beyond the village, Broadmayne serves as an ideal gateway to the Jurassic Coast, with the sands and harbour of Weymouth and the dramatic cliffs of Lulworth Cove and Durdle Door all within a short 15-to-20-minute drive. A mainline rail connection at Dorchester offers direct routes to London Waterloo.



This substantial and highly versatile 4/5-bedroom family home offers over 2,300 sq. ft of beautifully arranged accommodation, combining generous proportions with a flexible layout ideally suited to modern living.

At the heart of the home is an impressive open-plan kitchen/dining space, designed with both everyday living and entertaining in mind. This stylish room is fitted with a comprehensive range of base units with solid wood work surfaces over and integrated appliances including a Beko washing machine, Neff dishwasher and Montpellier cooker. There is ample space for a dining table and chairs, and the room is finished with attractive Kardean flooring, creating a sociable and contemporary feel.

A particular highlight of the property is the striking vaulted reception room, flooded with natural light via dual aspect windows, a skylight and a part-glazed door opening onto a Juliet balcony. Exposed beams and the vaulted ceiling create a wonderful sense of character and space, making this a truly standout living area.

The accommodation is arranged flexibly across three floors. The ground floor provides a versatile reception room, which could also serve as an additional bedroom, alongside a generous front aspect bedroom with two windows and a large walk-in wardrobe. A ground floor WC and welcoming entrance hall complete this level.

On the first floor are two further bedrooms, both featuring fireplaces, with the front aspect room enhanced by attractive panelling. The family bathroom is both spacious and stylish, fitted with a freestanding bath, large walk-in shower, wash hand basin and WC.

The second floor is dedicated to the principal suite, offering a bright and characterful bedroom with feature fireplace and en suite shower facilities. A further study/home office provides useful additional space with eaves storage.

Externally, the property benefits from a fully enclosed north-easterly facing garden, mainly laid to lawn with a gravel seating area adjoining the house, and side access leading to the front.

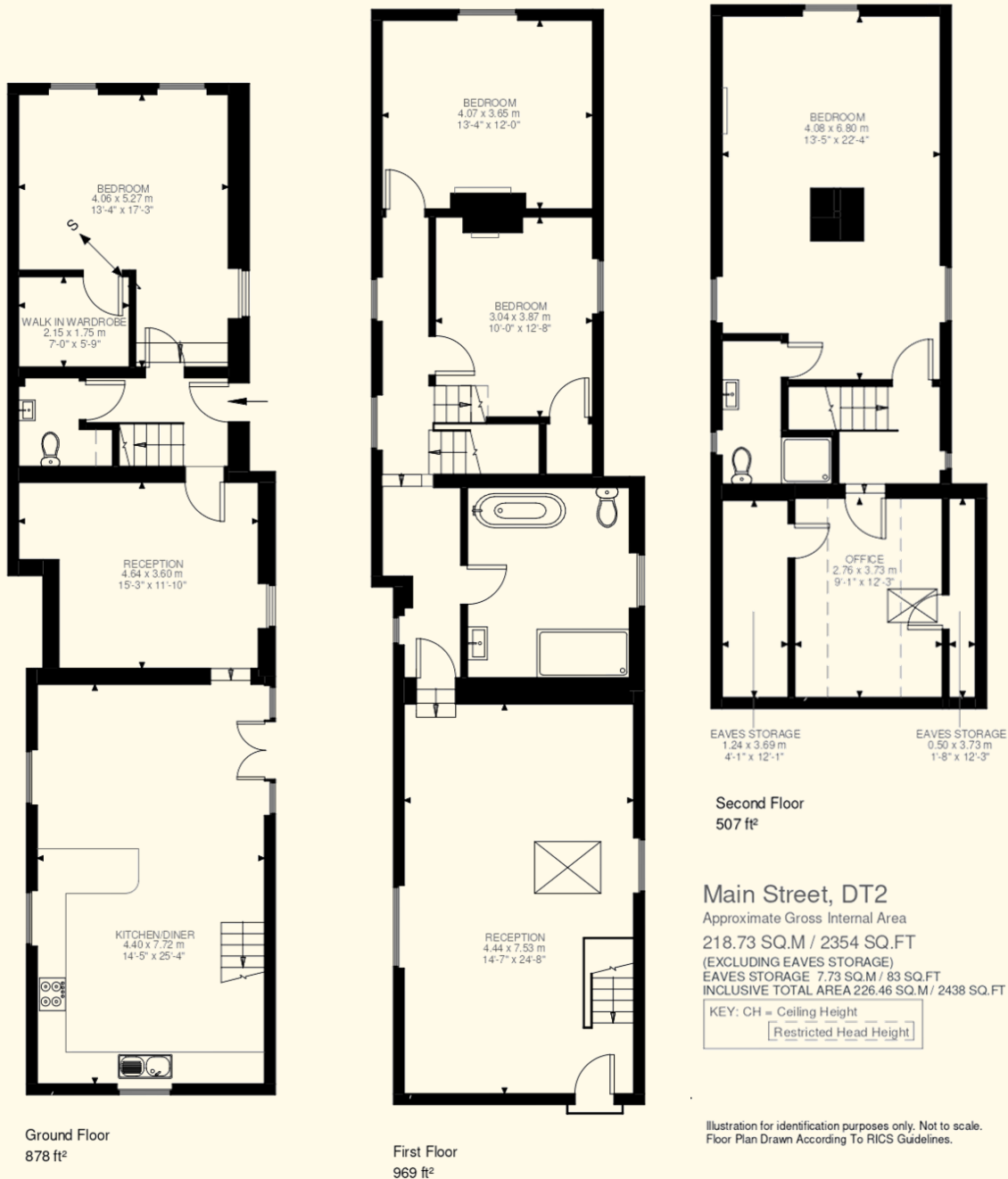


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Important notice: Parkers notify that:
All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Agents Notes:

There is granted planning on land adjacent to Broadmead, Broadmayne – planning number **P/OUT/2021/05309**

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band is **F**.

The property currently carries a Council Tax improvement indicator, meaning the relevant banding may be subject to review by the local authority upon completion of a sale

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>