



8 Oakwood
Broadmayne
£335,000



This three-bedroom detached home is offered for sale with no forward chain and is set within the popular village of Broadmayne. Accommodation comprises a generous reception space, fitted kitchen, conservatory, and bathroom. The garage has been converted into a study/bedroom and there is off-road parking and an enclosed rear garden. EPC rating C.

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.



Entrance to the property is via wooden door opening onto a porch with doors opening onto the reception room and study/bedroom four. The generous reception room runs the length of the property and has plentiful space for both lounge and dining room furniture. There is a front aspect window and rear aspect sliding doors lead to the conservatory, a delightful space overlooking and giving direct access to the garden.

The rear aspect kitchen is fitted with a range of wall and base units with worksurface over. Space is offered for kitchen appliances and there is a fitted four-ring gas hob with extractor hood over, electric oven and stainless-steel 1½ bowl sink with mixer-tap. A rear aspect window overlooks the rear garden and a side door gives access to the rear garden.

Stairs from the reception room lead to first floor landing where access is given to three good-size bedrooms, bathroom and a storage cupboard housing the hot water tank and shelving. Bedroom two further offers a built-in storage system.

The rear aspect bathroom has a double-glazed opaque window and is fitted with a white suite comprising low-level WC, pedestal wash hand basin, panel enclosed bath with shower attachment. The room is finished with part tiled walls and a fitted mirrored cabinet with spotlighting.

Externally, there is a generous block paved driveway offering parking for two cars with a small grassed area to the side. The rear garden is mainly laid to lawn with a wooden gate offering side access. Abutting the house is a patio with path leading to the rear of the garden where there is a further paved area housing a timber shed and gazebo. There are planting and flowerbed borders currently decorated with stone chippings.

Agents Notes:

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

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

Broadband:

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-termfloodrisk.service.gov.uk/risk#>

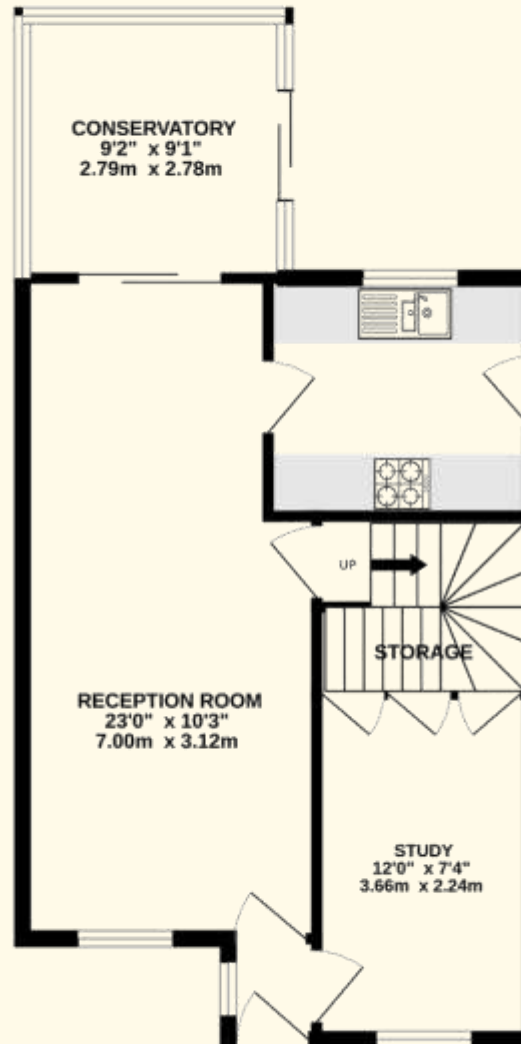
Stamp Duty:

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>

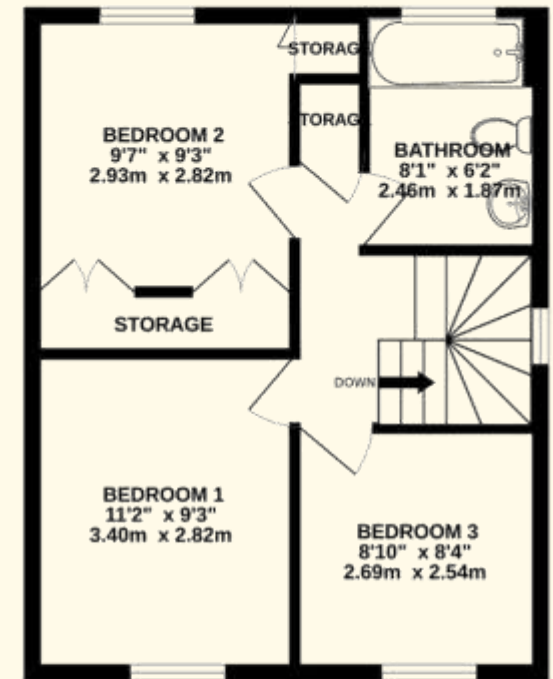
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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