



Chalky Road  
Broadmayne



PARKERS  
PRESTIGE COLLECTION



Offered for sale with No Forward Chain is this desirable four bedroom family home, ideally situated within a small development located in the sought after village of Broadmayne. This impressive property boasts light and spacious accommodation that is presented to an extremely high standard throughout comprising a generous sitting room, a fabulous open plan kitchen/diner/family room, a tastefully fitted family bathroom and en-suite facilities to the principal bedroom. In addition to its favourable size and location the property benefits from attractive gardens to both the front and rear, a single garage and a driveway that provides off road parking for two cars. EPC rating B.

Broadmayne is a popular Dorset village offering a number of local amenities including a family friendly public house, village hall with playing field and playground, first school, local store and post office and two churches. The area offers an abundance of walking and cycling routes and the World Heritage Jurassic coastline with Ringstead beach only a few minutes drive away. The property sits within the catchment area for St Mary's Middle school in Puddletown and Thomas Hardy School in Dorchester. Close by is the county town of Dorchester, home to the Brewery Square development and the County Hospital. The town also boasts train links to London Waterloo and Bristol Temple Mead.



The sitting room enjoys generous dimensions and receives plentiful natural light gained via a large bay window that offers a front facing aspect. The room is tastefully finished in neutral décor and features an attractive central fireplace with stone surround that houses a log effect gas fire.

The kitchen/diner/family room is a wonderful feature of the property, enjoying a social ambience and lending itself perfectly to modern living. The kitchen is fitted with a selection of Neff integral appliances together with a comprehensive range of contemporary wall and base level units that provide a wealth of storage options, with quartz work surface over and matching upstand. The room is finished with timber-effect 'Amtico' flooring and boasts sliding doors that provide the room with an abundance of natural light and offer direct access to the garden.



The lovely style and presentation continues to the first floor where there are four good size bedrooms. Two bedrooms are well appointed, fitted with a range of built in wardrobes whilst the principal bedroom benefits from en-suite facilities.

Serving the bedrooms is the family bathroom, tastefully fitted with a modern suite comprising a low level wc, a wash hand basin with storage cupboard below and a panel enclosed bath with shower attachment over.

Externally the property boasts a delightful enclosed garden to the rear that is laid predominately to lawn with an area of paving abutting the property that provides the ideal space for alfresco dining. There is a single garage with up and over door, power and light.

**Room Dimensions:**

Sitting Room	14'10" x 14'08"
Kitchen/Diner/Family Room	23'0" x 14'07"
Bedroom One	11'02" x 10'10"
Bedroom Two	12'09" x 9'0"
Bedroom Three	12'02" x 7'10"
Bedroom Four	10'11" x 9'09"

**Agents Notes:**

Please be advised that a Planning Application has been submitted in regards to the fields to the rear of the property.

**Services:**

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

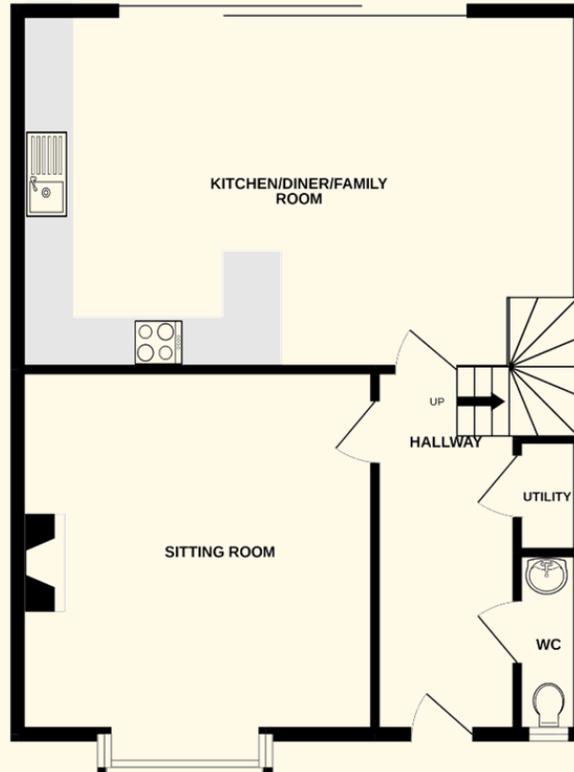
**Local Authorities:**

Dorset Council,  
 South Walks House, South Walks Road,  
 Dorchester, Dorset, DT1 1UZ,  
 Tel: 01305 211970

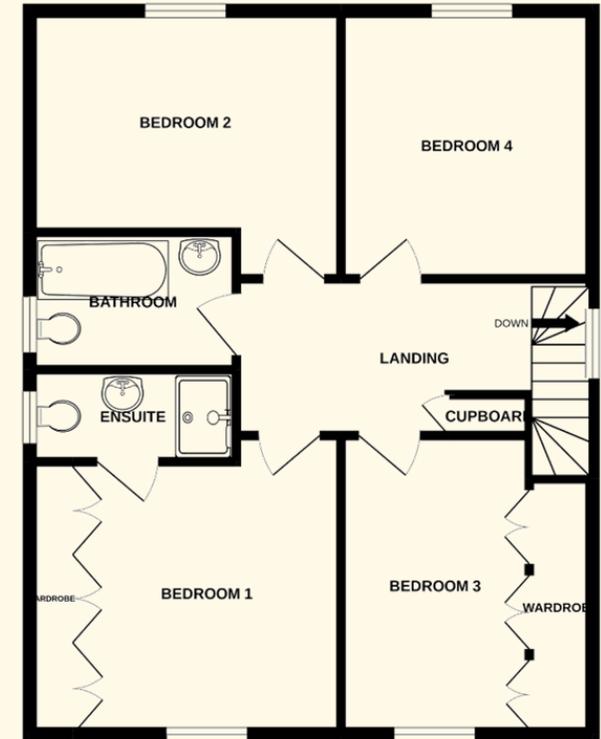
We are advised that the council tax band is F

**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.

GROUND FLOOR  
 679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
 676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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