



Bakers Paddock | | Broadmayne | DT2 8HD

Offers Over £600,000

BEAUMONT  JONES

**Bakers Paddock |
Broadmayne | DT2 8HD
Offers Over £600,000**

This substantial detached residence is located in the family friendly and sought-after village of Broadmayne. Positioned at the end of the cul-de-sac with views from the rear aspect overlooking fields and countryside beyond, creating a private and peaceful family home.

- Substantial Five Bedroom Detached Family Home
- Extended First Floor Accommodation
- Sought-After Village Location with Excellent School Catchments
- Spacious Kitchen/Diner Creating a Family Friendly area (with Recently Fitted Kitchen)
- Two Bedrooms with En-suites & further Family Bathroom

Full Description

This substantial detached residence is located in the family friendly and sought-after village of Broadmayne. Positioned at the end of the cul-de-sac with views from the rear aspect overlooking fields and countryside beyond, creating a private and peaceful family home.

Accommodation

This substantial detached house is located in the sought-after village of Broadmayne, close to the coast, county town of Dorchester and with easy access to Wareham and Poole.



This substantial detached house is located in the sought-after village of Broadmayne, close to the coast, county town of Dorchester and with easy access to Wareham and Poole.



Being set in an excellent school catchment area, this would make a wonderful family home. This property is quietly positioned on a corner plot at the end of a cul-de-sac, with views over fields and countryside beyond creating a peaceful setting. Beautifully presented through-out, entrance to the property is via the front door opening into the entrance vestibule with integral access into the double garage/utility, cloakroom and further access into the welcoming entrance hall. There are stairs rising to the first floor with storage under and access to the following accommodation. Double doors open into the sitting room which offers two sets of double doors opening into the garden and a focal open fireplace. The recently fitted kitchen is a beautiful modern shaker style, with ample storage and space for a Range style cooker, large fridge/freezer and dishwasher, there is a breakfast bar/island unit creating an open social space into the dining room. The dining room could also be used as a second lounge as well as a dining space with double doors opening into the conservatory with views and further double doors into the garden. The first-floor accommodation has been extended over the garage and includes the following rooms. The master bedroom is a double bedroom with plenty of built-in storage and fitted wardrobes, there is a pleasant open countryside view over the rear aspect and a modern en-suite bathroom. Bedroom two is a large double bedroom with a stylish en-suite shower room. Bedroom three is a double bedroom with front aspect. Bedrooms four and five are also double bedrooms with pleasant views over the rear aspect. The main bathroom offers a bath with shower and screen over, low level WC and pedestal wash hand basin.

Outside

The double garage has a useful utility area with space and plumbing for a washing machine and tumble dryer as well as offering plenty of storage. To the front of the property is a gravelled driveway offering parking for several cars and a side access to both sides of the house into the garden (there



is also access into the kitchen/diner from the right hand side access). The rear garden offers a private quiet space with peaceful countryside views, a large patio area abuts the property providing plenty of space for garden furniture. The garden extends via a gate opens into a lawned section with space for a shed, surrounded by mature trees and shrubs providing a further secure private area.

Location

The vibrant village of Broadmayne offers a first school, village hall, public house and village shop. The nearby county town of Dorchester offers excellent shopping facilities, the county hospital and two railway stations (to London Waterloo and Bristol Temple Meads). The nearby coastal town of Weymouth enjoys award winning sandy beaches, sailing and water sports along the nearby coastline and footpaths which cross the surrounding countryside and coastline. There is also easy access to Wareham via the A352.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band F.

Services: - Gas central heating. Mains electric & drainage.

Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Substantial five bedroom detached family home in a sought-after village location with excellent school catchment.

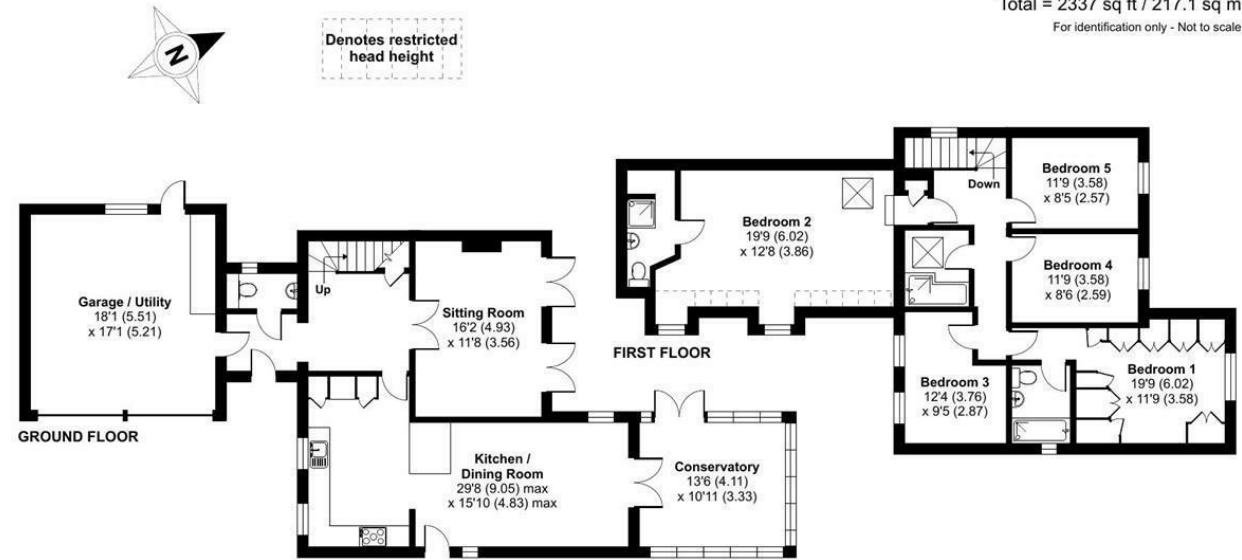




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bakers Paddock, Broadmayne, Dorchester, DT2

Approximate Area = 1987 sq ft / 184.6 sq m
 Limited Use Area = 33 sq ft / 3.1 sq m
 Garage = 317 sq ft / 29.4 sq m
 Total = 2337 sq ft / 217.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Avenue Sales and Lettings, REF: 1059697

33 St Thomas Street
 Weymouth
 Dorset
 DT4 8EJ
 01305 787434
 sales@beaumontjones.co.uk
 www.beaumontjones.co.uk

We value more than your property