



Instinct Guides You



## Bakers Paddock, Dorchester, DT2 8HD £270,000

- Village Location
- Garage
- Recently Modernised
- Mews Style Home
- Westerly Garden
- Cloakroom
- Two Double Bedroom
- Cul-De-Sac



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





This beautifully modernised and immaculately presented two-bedroom home, complete with a GARAGE and a cloakroom, is nestled within the picturesque semi-rural village of Broadmayne. Tucked away in a cul-de-sac, the property boasts charming stone and brick elevations that evoke a delightful cottage mews-style character. Its sunny, Westerly-facing garden further enhances its appeal, offering a serene retreat bathed in afternoon light.

Step inside, and you'll be greeted by a spacious and practical hallway—perfect for storing coats, shoes, and muddy boots after enjoying the surrounding countryside. The heart of the home lies in the open-plan lounge/diner, which spans the full width of the property. This inviting space is flooded with natural light, thanks to double doors that open directly onto the garden, creating a seamless indoor-outdoor connection. Modern touches abound in the stylish kitchen, featuring sleek high-gloss units, a built-in oven, hob, and extractor, as well as space for essential appliances. A convenient ground-floor cloakroom completes this level.

Upstairs, the property continues to impress with two generously proportioned double bedrooms, each offering ample versatility to accommodate various furniture arrangements. The contemporary family bathroom is beautifully appointed, showcasing a vanity unit, a bath with a shower overhead, and a WC, all accented by elegant complementary tiling.


Outside, the sunny, Westerly-facing garden begins with a charming patio area, perfect for alfresco dining or relaxing with a morning coffee. The patio leads onto a lawn, bordered by fencing for security. Additionally, rear garden access to the garage provides extra convenience.

Broadmayne's sought-after village setting offers a wonderful blend of rural charm and accessibility. Ideally located for easy access to Dorchester and Weymouth, the area is well-served by local amenities, including a welcoming village pub, scenic countryside walks,

- Lounge/Diner 16'3" x 11'9" (4.97 x 3.59)
- Kitchen 12'11" max x 10'3" (3.94 max x 3.14)
- Bedroom One 16'3" x 9'9" (4.97 x 2.98)
- Bedroom Two 12'5" max x 10'0" (3.79 max x 3.05)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>72</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	