



Symonds
& Sampson



A photograph of a modern, single-story house with a dark brown tiled roof and light-colored horizontal siding. The house features a large dark grey garage door on the left, a central entrance with a small porch, and a large glass-fronted extension on the right. The front garden is covered in light-colored gravel, and there are several potted plants and a wooden fence in the background.

Beechwood

Martel Close, Broadmayne, Dorchester, Dorset

Beechwood

1a Martel Close, Dorchester,
Dorset, DT2 8PL

A beautifully presented five-bedroom detached home with versatile living space and a landscaped garden, set on a sought-after tree-lined road.



- Detached family home on a sought-after tree-lined road
 - Five double bedroom
 - Two with en-suite shower rooms
 - Multiple reception rooms including a gym
- Light-filled kitchen/dining room with bi-fold doors to garden
- Sitting room with wood-burning stove and garden views
 - Landscaped garden with seating areas, decking and feature pond
- Driveway parking and integral garage

Guide Price **£845,000**

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Situated on a favoured, tree-lined road, this well-proportioned detached family home is beautifully balanced, offering space, style and flexibility for modern living.

Upon entering the property, you are welcomed by a spacious entrance hall which immediately sets the tone; bright, airy and thoughtfully designed. Underfloor heating runs throughout the ground floor (with the exception of the gym).

At the heart of the home lies the impressive kitchen/dining room, filled with natural light via two sets of bi-folding doors that open directly onto the garden. Perfect for both family life and entertaining, this beautiful space features travertine flooring and a contemporary kitchen fitted with a range of wall and floor-mounted units, complemented by sleek quartz work surfaces. Integrated appliances include an AEG™ induction hob, Neff™ double oven and microwave, dishwasher and CDA™ wine cooler, with space provided for a fridge/freezer. A large breakfast bar offers both style and functionality, while there is ample room for a dining table and chairs. A separate utility room keeps everyday essentials neatly out of sight and provides space and plumbing for a washing machine and tumble dryer.

The sitting room is a warm and inviting space, bathed in natural light and enjoying attractive garden views through generously sized windows. A Portland stone fireplace with inset wood-burning stove creates a focal point.

For added practicality, a modern shower room with wash hand basin and W.C is positioned adjacent to the fourth reception room, currently arranged as a gym. From here, there is direct access into the integral garage.

Completing the ground floor accommodation are two versatile, interlinking rooms currently used as a study and cinema room.

Stairs rise to the first floor where five double bedrooms, all enjoying pleasant outlooks. The principal and second bedrooms are particularly generous, each benefitting from stylish en-suite shower rooms and built-in storage. Bedrooms three and four also feature built-in wardrobes.

A family bathroom serves the remaining bedrooms and comprises a P-shaped bath with shower attachment and screen, wash hand basin with vanity unit beneath, and W.C.



OUTSIDE

A wooden gate opens onto a shingled driveway, bordered by mature shrubs, leading to the front of the property where there is ample off-road parking for several vehicles, along with a single garage.

The rear garden is a true highlight, thoughtfully landscaped and predominantly laid to lawn, it offers a wonderful balance of structure and interest. Designed for both relaxation and entertaining, the garden features multiple seating areas ideal for al fresco dining or quiet enjoyment.

Mature shrubs and flowering plants provide colour and texture throughout the seasons, while a feature pond with remote-controlled waterfall creates a tranquil focal point.

Sculptures are positioned throughout, adding character and creativity, and a raised decked area offers an elevated vantage point over the garden.





SITUATION

Broadmayne is a popular and well-served village located approximately four miles south-east of Dorchester, the county town. Dorchester offers an excellent range of shopping and recreational facilities, together with a mainline railway service to London Waterloo.

The village benefits from a good selection of local amenities including a parish church, first school, sub post office and shop, public house and village hall, which hosts a variety of clubs and activities for all ages. Regular bus services connect Broadmayne with Dorchester and surrounding towns.

The area is ideally placed for enjoying the Dorset coastline, with cross-Channel ferry services available from Poole and sandy beaches at

Weymouth and Poole. There is also an extensive network of footpaths and bridleways providing access to the surrounding countryside and coastline.

Broadmayne also has its own community website, which can be viewed at www.broadmayne.org

DIRECTIONS

What3words///examine.adapt.attracts

SERVICES

Mains gas, electric, water and drainage.
Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Please be advised planning permission has been granted for a residential development of up to 80 homes on land neighbouring Broadmead, Broadmayne. For more information, please refer to the Dorset Council planning application: P/OUT/2021/05309.



Martel Close, Broadmayne, Dorchester

Approximate Area = 2670 sq ft / 248 sq m (excludes void)

Limited Use Area(s) = 153 sq ft / 14.2 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 3001 sq ft / 278.7 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1405740



Dorchester/ATR/27.01.2026



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Symonds
& Sampson

