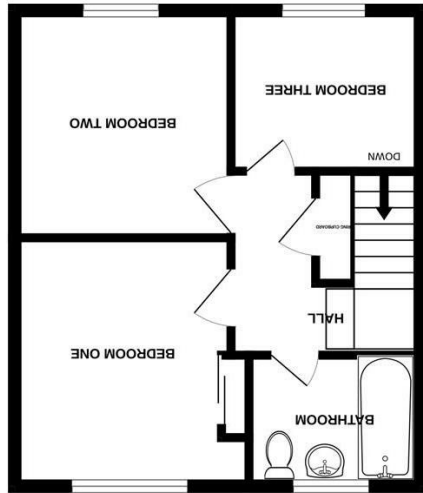
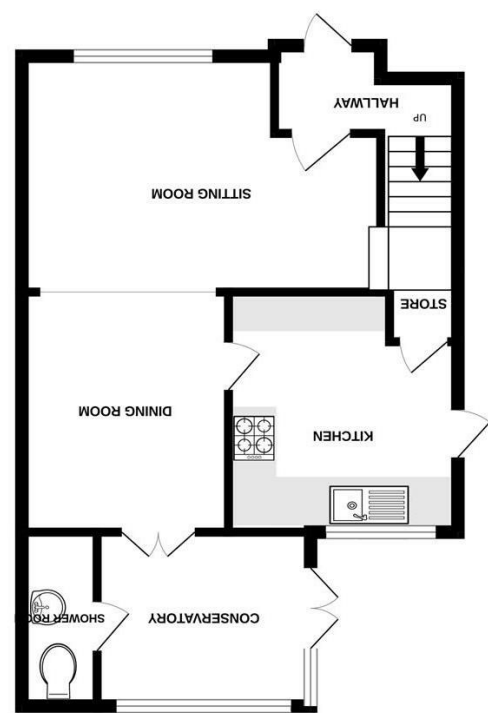

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 as to their quality or accuracy can be given.
 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
 or measurement. This plan is illustrative purposes only and should not be used as such by any
 Any
 of doors, windows, rooms and other items are approximate and no responsibility is taken for any error.
 Where every attempt has been made to ensure the accuracy of the floorplan, measurements, measurements
 TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.

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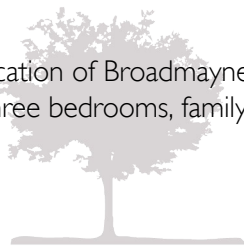
Independent Property Consultants and Valuers



Knighton Lane, Broadmayne

£350,000

This delightful, well presented family home is set within the desirable village location of Broadmayne and boasts stunning countryside views. The property comprises of spacious accommodation including a sitting room, kitchen, dining room, conservatory, three bedrooms, family bathroom and ground floor WC. Externally there is a front and rear garden and a single garage. EPC rating D.



Situation

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.

Key Features

Entrance to the property is via a pleasant front garden, mainly laid to lawn and mature shrubs. A UPVC door leads you through to the hallway with stairs that rise to the first floor.

The light and airy sitting room has wood effect flooring throughout and a front aspect window. An opening takes you into the dining room where wood effect flooring continues and a set of French doors open up to a conservatory overlooking the rear garden and fabulous open fields beyond. A convenient WC with wash hand basin can be accessed from the conservatory.

The modern and stylish kitchen is fitted with a comprehensive range of 'shaker style' wall and base level units with laminate worksurfaces over and splash back tiling. Wood effect flooring runs through with integral appliances including a stainless-steel sink with drainer and mixer tap, four-ring electric hob, with extractor hood over, and further space and plumbing for a washing machine. A cupboard provides useful storage space.

Stairs rise to the first floor where the bedrooms and family bathroom are situated.

The family bathroom is fitted with a suite comprising of a panel enclosed bath with shower attachment over, pedestal wash hand basin and WC. The room has fully tiled walls throughout and enjoys natural light via a rear aspect window.

There are three bedrooms in the property, all benefitting from natural light via a front or rear aspect window. Bedroom one further benefits from wonderful countryside views and fitted wardrobes.

Externally, the property offers a good size rear garden, mainly laid to lawn, and takes full advantage of the impressive countryside views that Broadmayne has to offer. Furthermore, there is a single garage for off road parking and storage.

Room Dimensions

Sitting Room 15'10" x 10'05"

Kitchen 9'10" x 8'09"

Dining Room 10'08" x 8'06"

Conservatory 8'7" x 7'9"

Bedroom One 10'03" x 9'11"

Bedroom Two 10'05" x 9'11"

Bedroom Three 8'09" x 7'05"

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

We are advised that the council tax band is C.

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

**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.