



Main Street
Broadmayne



PARKERS

PRESTIGE COLLECTION



This Grade II listed, detached, characterful family home offers favourable accommodation comprising of a spacious sitting room and dining room, kitchen/breakfast room, separate utility room, five good-size bedrooms, two family bathrooms, en-suite facilities and a ground floor shower room. Externally, the property enjoys a south-westerly facing and private garden, a drive to the side of the property providing ample space for off-road parking and a single garage. The front aspect of the property enjoys views of the church and surrounding countryside. Furthermore, there is an outbuilding which previously had planning permission granted for a one-bedroom guest accommodation.

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.



A pedestrian gate leads to the property's entrance with a door taking you through to the hallway. An additional entrance can be accessed by following the gated, stone drive round to an internal porch with space to decant and store outdoor wear.

There are three versatile reception rooms at the property, currently utilised as a dining room, sitting room and study. The sitting room and dining room both feature exposed wooden beams and central fireplaces. The dining room boasting a fabulous inglenook fireplace and further benefits from fitted storage and a front aspect window allowing plentiful natural light to enter.

The traditional style kitchen/breakfast room is fitted with a range of wall and base level units with timber worksurfaces over and space provided for appliances. A separate utility room houses a further set of stairs that rise to the first floor and space for appliances. Also situated on the ground floor is a study and shower room. The study adds further living accommodation and provides useful fitted storage.



Stairs rise from the hallway to the first floor where the bedrooms and bathrooms are situated.

There are five bedrooms at the property with fitted wardrobes to bedrooms one, two and three. Bedroom one also benefits from an en-suite furnished with a shower cubicle, WC and wash hand basin.

Both family bathrooms are fitted with a suite comprising of an enclosed bath with shower attachment over, WC and wash hand basin. The rooms are finished with either tile-effect vinyl flooring or tiled flooring and tiled walls closest to the bath.

Externally, there is approximately a quarter of an acre of land, predominantly laid to lawn, that enjoys a south-westerly facing aspect and a variety of mature shrubs and fruit trees. There is also an outbuilding with previously granted planning permission for a one-bedroom guest accommodation. A drive to the side of the property creates space for off-road parking and leads to the single garage.

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 G.

Viewings:

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

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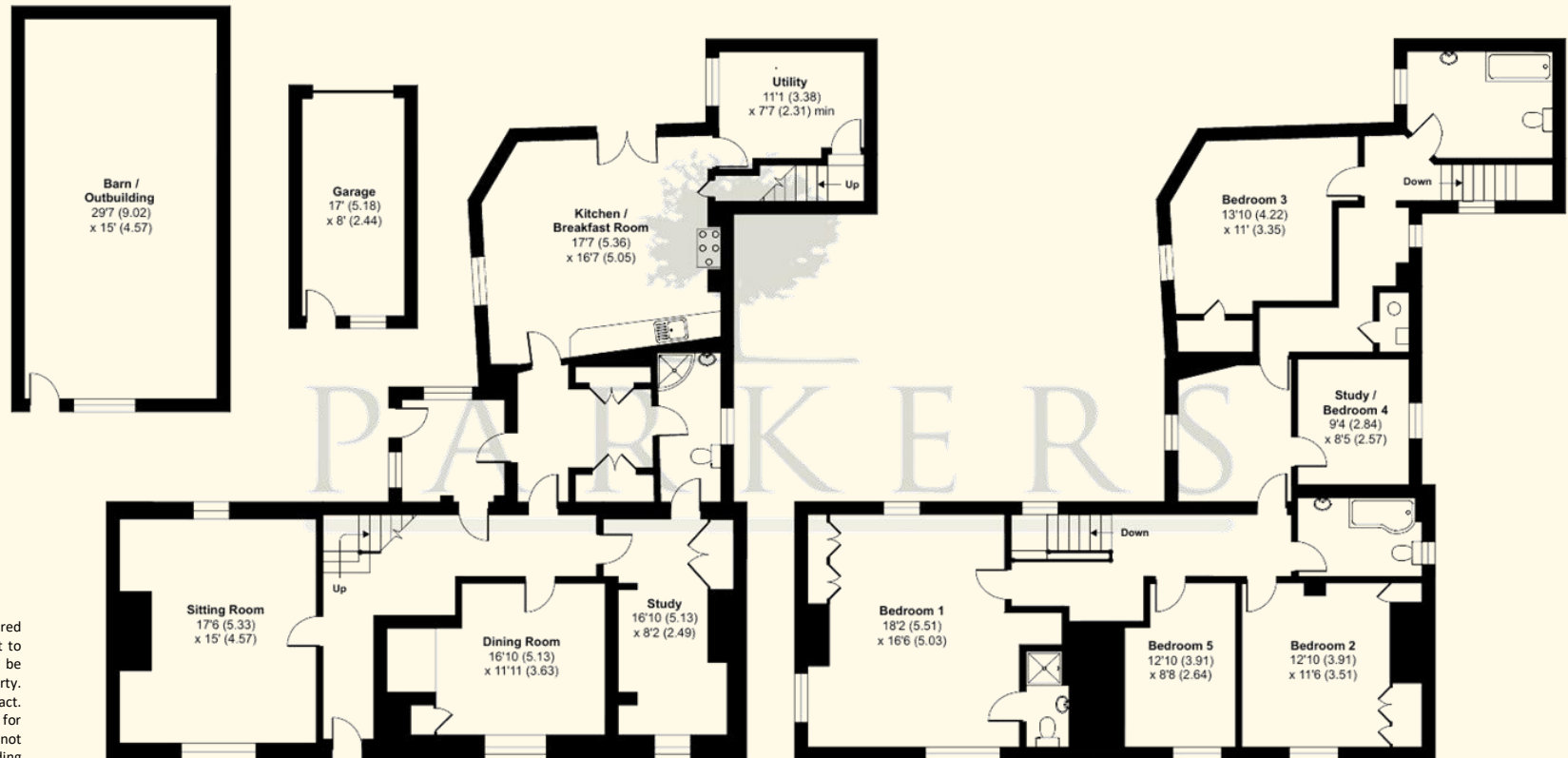
Main Street, Broadmayne, Dorchester, DT2

Approximate Area = 3214 sq ft / 298.6 sq m (includes garage)

Outbuilding = 446 sq ft / 41.4 sq m

Total = 3660 sq ft / 340 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Parkers Estate Agents. REF: 724631