



Rectory Road  
Broadmayne





Offered for sale, this characterful and well-presented three-bed semi-detached chalet bungalow located in the popular village of Broadmayne. There includes a loft room offering further accommodation. The property has been renovated throughout to an impressive standard with newly fitted carpets throughout and decorated in stylish neutral tones. Additionally, there is a garage and driveway offering off-road parking. EPC rating D.

Broadmayne is a popular Dorset village offering many events and functions throughout the year and 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 offering plentiful history and a variety of social facilities including museums and cinemas. It is also home to the Brewery Square development, a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. The County Hospital is also located near the town and there are train links to London Waterloo and Bristol Temple Mead. A short drive south of the village will take you towards the celebrated Jurassic Coastline with its stunning and dramatic scenery and beaches.



Enter to a hallway which sets the characterful tone with panelling to the walls and exposed beam.

An opening leads to the kitchen/diner which has painted wooden wall and base level units with oak work surfaces and tiled splashback. Integral appliances include electric double oven with six-ring gas hob and extractor hood over and fridge drawers. Exposed wooden floor flows throughout and two sets of French doors lead to the garden. A utility room offers further storage, sink and space for appliances. A door offers additional access to the garden.

The sitting room has a cosy feel with central fireplace with brick surround and wood burning stove. The alcoves are well-appointed with bespoke storage options.

Ground floor accommodation is completed by bedroom three and a ground floor WC.

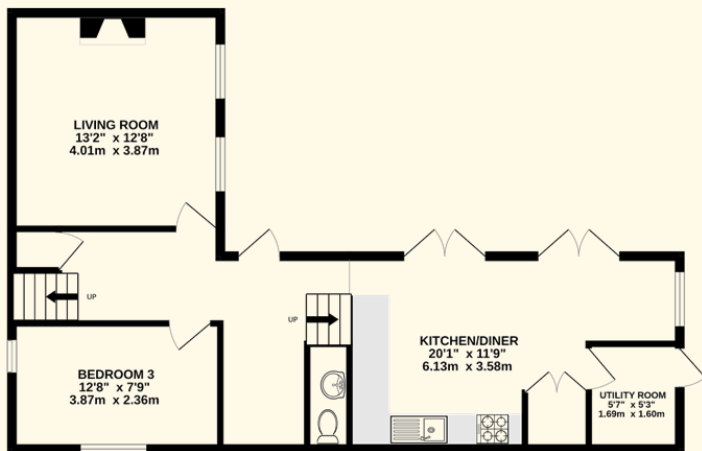


Stairs rise to the first floor where the further two beds and family bathroom are situated. Both bedrooms are double in size and the bathroom has a suite comprising of a bath with shower overhead, WC and hand basin. The floor is wooden with part-tiled walls. Accessed from the hallway is a further loft room.

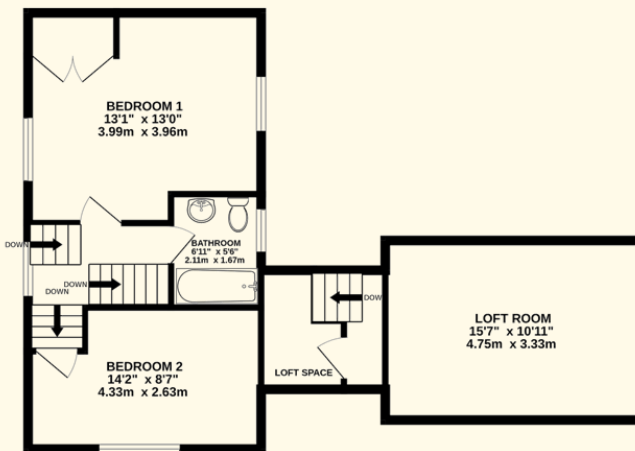
Externally, there is an enclosed garden with area of decking abutting the property and area of lawn bordered by a selection of plants and shrubs. A gate leads to a secure off-road parking area with electric gates.



GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Flood Risk:**

Surface water – Very Low Risk

Rivers and the sea – Very low Risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Agents Notes:**

There is an ongoing planning application for the development of residential dwellings on the land adjacent to Broadmead Broadmayne. For more up-to-date information please visit the Dorset Council planning website - (planning application P/OUT/2021/05309).

**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 D.

**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.