



Chalky Road  
Broadmayne





This exceptional, executive, detached family home is nestled within an exclusive and private development in the highly sought-after village of Broadmayne and offers bright and generously proportioned accommodation, presented to a high standard throughout. The heart of the home is a stunning, multi-functional open-plan kitchen/dining/family room, perfectly designed for family living and entertaining, complemented by a spacious and inviting sitting room. A WC and utility room with built-in tumble dryer completes the ground floor. Upstairs, there are four double bedrooms, with the principal bedroom enjoying an en-suite and there is also a further family bathroom. Beyond its wonderful proportions and enviable location, this home further benefits from a beautifully landscaped rear garden, single garage and private driveway providing off-road parking for three vehicles. EPC rating of B.

Broadmayne is a highly sought-after village in Dorset, offering a wonderful mix of local amenities and a strong sense of community. The village is home to a welcoming family-friendly public house, a village hall with a playing field and playground, a local store, post office, and two churches. Families will appreciate the nearby first school and the excellent educational options within the area, including St Mary's Middle School in Puddletown and Thomas Hardy School in Dorchester. For those who love the outdoors, Broadmayne is surrounded by an abundance of scenic walking and cycling routes, with the breathtaking World Heritage Jurassic Coastline just a short drive away. Ringstead Beach, one of the area's hidden gems, is only a few minutes away. Conveniently, the property is located just under 15 minutes away from Weymouth, with its glorious beaches, and 4 miles from Dorchester, which is home to the Brewery Square development, the County Hospital, and excellent transport links, including train services to London Waterloo and Bristol Temple Meads.





An entrance door leads you into the property's hallway, which features porcelain style tile flooring. From there, you have access to all ground floor rooms, including the WC, which also has matching porcelain style tiles. The hallway enjoys a sightline to the garden and beyond.

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a large bay window that offers a front facing aspect. The room further features an attractive central fireplace with log effect gas fire, surround and mantle.

At the rear of the home, the kitchen/dining/family room truly shines as a standout feature, offering a spacious and social setting that's ideal for modern living. The kitchen is favourably fitted with a selection of high-quality Neff integral appliances, complemented by a sleek range of contemporary wall and base-level units, providing ample storage space. The stylish quartz work surfaces and matching upstands further enhance the room's modern appeal. Also offered is an under-stair storage cupboard. Adding to its charm, the room is finished with timber-effect 'Antico' flooring, which ties the space together perfectly. Most notably, the sliding doors open directly onto a terrace, which extends the full width of the property, seamlessly blending indoor and outdoor living, and flooding the room with natural light.



There are four double bedrooms at the property, all good-size and all benefitting from either a front or rear aspect window. Bedrooms one and three additionally benefit from a selection of wall-length fitted wardrobes with ample storage space and bedroom one is also accompanied by an en-suite shower room.

Serving the bedrooms is the family bathroom, tastefully fitted with a modern suite comprising a low-level WC, wash hand basin with storage below and a panel enclosed bath with shower attachment, shower over and glass shower screen.

Externally, this home boasts a beautifully landscaped rear garden that is predominantly laid to lawn, while thoughtfully placed flower bed borders add bursts of color and charm. A patio area provides the perfect setting for outdoor living and entertaining, complete with a stylish pergola overhead for added character and shade. A chestnut fence to the bottom of the garden adds to the authenticity of the property whilst combining countryside and modern charm. Practical features include gated side access and a convenient pedestrian door leading directly to the garage, ensuring ease of use and seamless access. For added functionality, the garden is equipped with outdoor electrical points, a double socket, and a handy outside tap, making it well-prepared for various outdoor needs.

#### Agents Notes:

Please be advised that a planning application has been submitted in regards to the fields to the rear of the property. Please see the reference number for further information P/OUT/2921/05309.

Please note there is a proposed monthly charge of approximately £30.00 which covers the Knights Mayne management fee and shared access drive. However, we are advised this is currently not being collected due to sufficient funds.

#### Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

#### Services:

Mains electricity, water and drainage are connected.  
Gas fired underfloor heating and radiators.

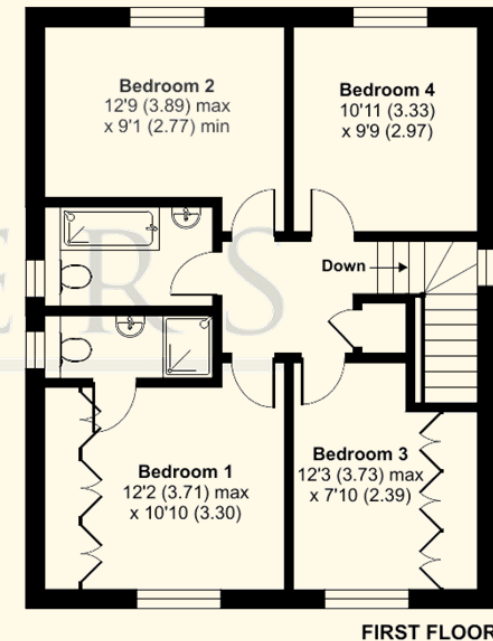
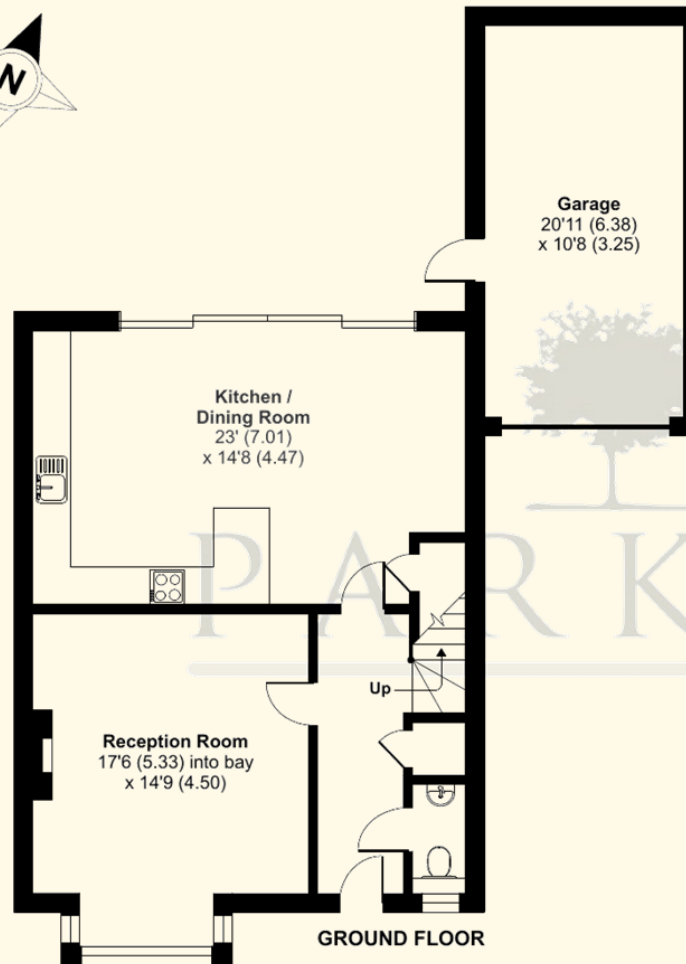
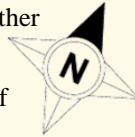
#### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

**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.



## Chalky Road, Broadmayne, Dorchester, DT2

Approximate Area = 1417 sq ft / 131.6 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 1641 sq ft / 152.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Parkers Estate Agents. REF: 1208304