



Martel Close  
Broadmayne



PARKERS  
PROPERTY CONSULTANTS & VALUERS









Offered with no forward chain, this sizeable detached family home, nestled within the picturesque village of Broadmayne and set within an Area of Outstanding Natural Beauty, offers a wealth of accommodation perfect for modern family living. There is a large kitchen/breakfast room, which is ideal for family gatherings, while the living room, office, snug and gym provide versatile areas of work/relaxation. Additional rooms include five good-sized bedrooms with en-suite shower rooms to both the master and second bedroom, a utility room, family bathroom and ground floor shower room. Furthermore, the home boasts an impressive landscaped garden, designed by Marshall James, Gold medalist at the Chelsea flower show, off-road parking for several cars and a garage. EPC rating 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 and conveniently, the property is close to the county town of 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.





Upon entry, you are taken immediately into the property's hallway, with underflooring heating running throughout the ground floor, with the exception of the gym.

The kitchen/breakfast room is a real feature of the home, receiving an abundance of natural light via two sets of bi-folding doors and featuring Travertine flooring. The room is fitted with a selection of integral appliances together with a comprehensive range of modern wall and base level units with quartz work surfaces over. There is ample space for dining and breakfast bar seating. A separate utility room houses an additional sink and drainer and storage space.

The sitting room is wonderfully positioned, offering a delightful view of the garden and large windows overlooking the outside garden space. Bamboo flooring flows throughout and there is a Portland Stone fireplace that houses an inset wood burning stove. Also situated on the ground floor is a shower room, along with two further versatile and interconnecting rooms.

To the first floor, there are five bedrooms, all double in size but bedrooms one and two being particularly well-proportioned and benefitting from en-suite shower room facilities and storage options. A luxury family bathroom serves the remaining bedrooms.



**Outside:**

The garden is mainly laid to lawn and has been beautifully landscaped to incorporate outdoor seating areas for alfresco dining or entertainment purposes. There are an extensive variety of mature plants and shrubs and a pond with remotely operated waterfall.





### Agents Notes:

Please be advised a planning application for the development of up to 80 residential dwellings has been granted in regards to the land adjacent to Broadmead, Broadmayne. For further 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 F.

### Flood Risk:

Surface Water - Very Low Risk

Rivers and the Sea - Very Low Risk

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

Please check the website for the most current rating.

## Martel Close, Dorchester, DT2

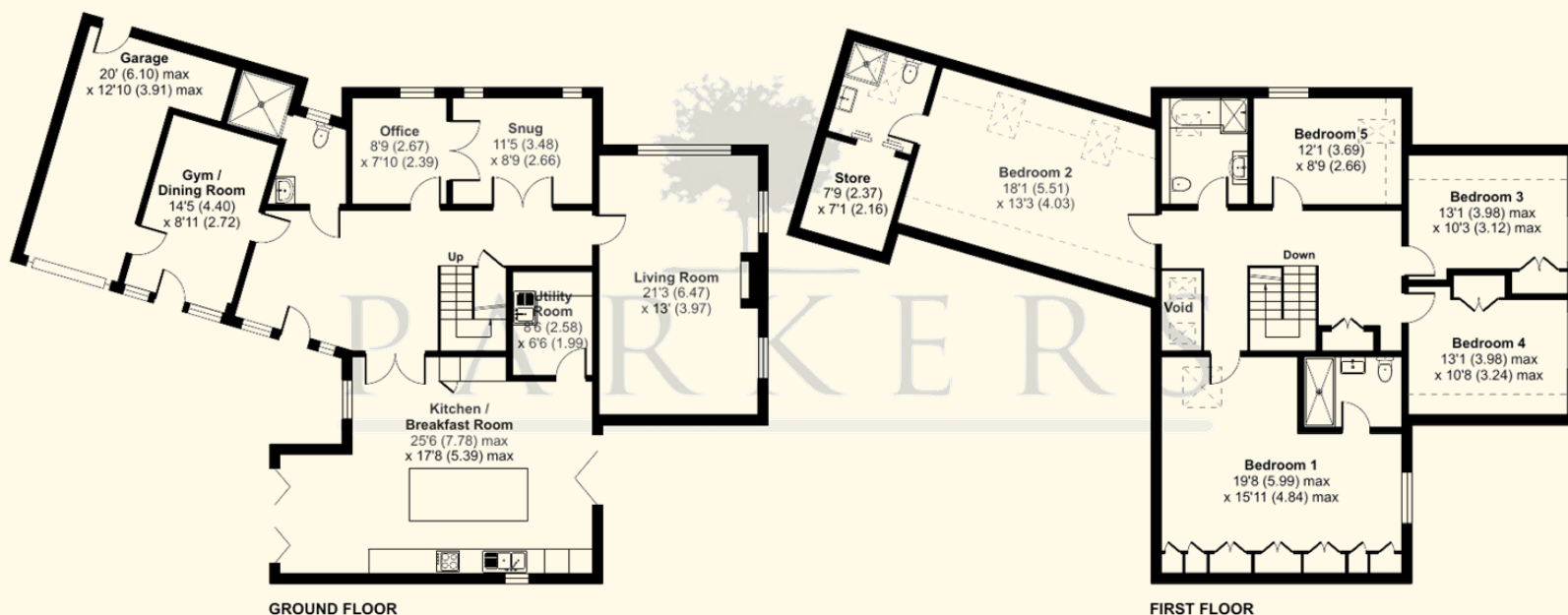
Approximate Area = 2670 sq ft / 248 sq m (excludes void)

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1254671

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