



Rectory Close
Broadmayne

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PROPERTY CONSULTANTS & VALUERS



Located in the desirable village of Broadmayne, is this impressive four-bedroom detached family home, offering a spacious layout. Inside, further accommodation includes two reception rooms, a modern kitchen with separate utility room, and a convenient ground floor WC. Upstairs, the home features four comfortable bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom serving the remaining bedrooms. There is a beautifully maintained south-westerly facing garden to the rear, a double garage and a shingled driveway.

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 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 through to the property's hallway, which in turn grants access to the principal ground floor rooms and WC. There is also a convenient storage cupboard located in the hallway, offering space to store outdoor wear.

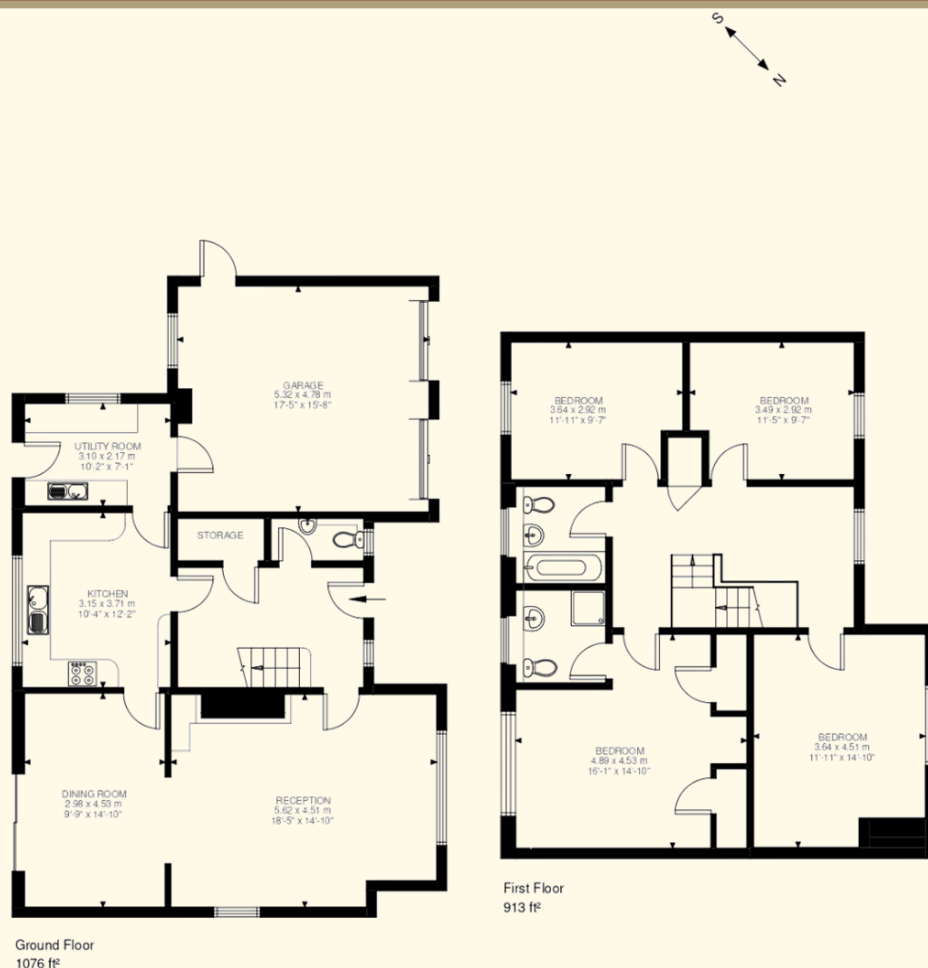
A well-proportioned sitting room is flooded with natural light via a dual aspect and features stylish engineered oak flooring and an attractive central open-fireplace. An opening leads to the dining space with sliding doors to the rear garden, creating an inviting flow between the outdoor and indoor living.

The kitchen is fitted with a range of white gloss wall and base level units with engineered Maia worksurfaces over and tiled splash back. Integral appliances include a Belling single oven, four-ring induction hob with extractor hood above and a Belling fridge. A separate utility provides space for additional appliances.

Heading upstairs, there are four bedrooms and a family bathroom. An airing cupboard housing the property's central heating boiler is located on the landing.

All four bedrooms receive plentiful natural light via either a front or rear aspect window, whilst bedroom one further benefits from two fitted wardrobes and an en-suite shower room with heated towel rail, WC and wash hand basin.

The family bathroom is furnished with a three-piece white suite including a panel enclosed bath with shower attachment, WC and wash hand basin. The room is complete with fully tiled walls.



Rectory Close, DT2
Approximate Gross Internal Area
184.80 SQ.M / 1989 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Outside:

The rear garden is a well-designed and inviting space, mainly laid to lawn with raised patio and paved areas that provide ideal spots for seating and outdoor dining. A greenhouse, TUIN storage shed, and a dedicated vegetable plot offer excellent opportunities for gardening and storage. Two apple trees and a fig tree add charm to the space. There is gated access on both sides of the property, along with a discreet area for bin storage. The double garage can be accessed internally through the utility room and externally via two garage doors, which were replaced in 2022. The garage is fitted with power and lighting and also has a side door leading to the rear garden. To the front, a spacious shingled driveway provides off-road parking.

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).

Broadband:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is F.

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#>

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.