



Main Street
Broadmayne



In need of some modernisation, this link-detached property is situated in the desirable village of Broadmayne. Boasting characterful features and a range of versatile accommodation including a triple aspect sitting room, kitchen/diner and separate utility room, five bedrooms with an en-suite to the main, family bathroom, ground floor shower room and WC, the property was once used as a bed and breakfast. Externally, the property benefits from a low-maintenance garden, attached store room, impressive garage/workshop and off-road parking to the front of the property. EPC rating E.

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.



Entrance to the property is via a set of glazed double doors which take you through to an internal porch area and double wooden doors provide access to the property's entrance hall. With exposed beams and a central fireplace with inset gas fire and wrap around staircase rising to the first floor, the hall sets the tone for the rest of the property.

29 foot in length, the sitting room is a fabulous feature of the property with a triple aspect and exposed brick fireplace with electric flame-effect fire.

The kitchen/diner is a good-size room with sliding doors providing direct access to the garden. The kitchen area has a stainless-steel sink and drainer with space provided for appliances. The separate utility room offers additional worksurfaces and space for further appliances.

Accessed via either the garage or utility room is an internal porch which houses the gas central heating boiler.

Also located on the ground floor is the shower room with shower cubicle, WC and wash hand basin.

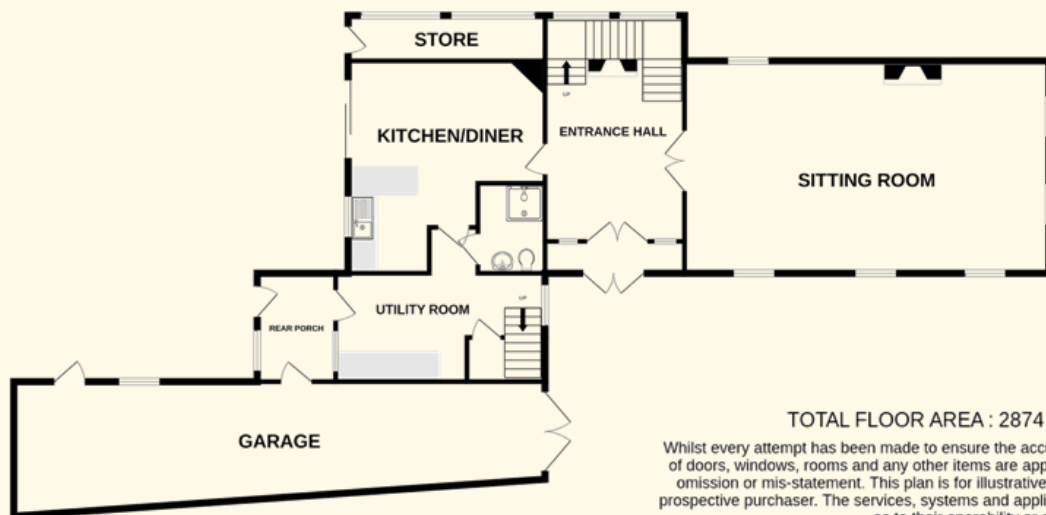
Situated on the first floor are the bedrooms, en-suite and family bathroom. Ample storage options can also be located on the landing.

There are five bedrooms at the property with an en-suite bathroom and fitted wardrobes to bedroom one.

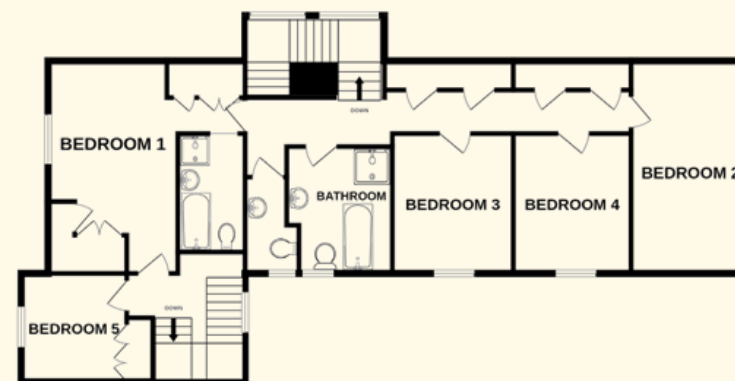
The family bathroom is fitted with a suite comprising a panel enclosed bath, shower cubicle, WC and wash hand basin. The room is finished with wood-effect flooring

Externally, there is a garden, laid to patio and paving slabs with surrounding countryside views, two timber sheds and an external store attached to the house. In addition, the property also has a garage, over 40 foot in length and a driveway providing off-road parking.

GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.



1ST FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 2874 sq.ft. (267.0 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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Agents Notes:

Please note there is a current nearby planning application - P/FUL/2024/00178.

Ground Floor Room Dimensions:

Sitting Room	9.07m x 5.28m (29'09" x 17'04")
Kitchen/Diner	5.26m x 4.88m (17'03" x 16'00") max
Utility Room	5.21m x 2.69m (17'01" x 8'10") max
Store	4.47m x 1.75m (14'08" x 5'09")
Garage	13.18m x 3.33m (43'03" x 10'11") max

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.

First Floor Room Dimensions:

Bedroom One	5.79m x 2.67m (19'00" x 8'09") max
Bedroom Two	5.28m x 2.92m (17'04" x 9'07")
Bedroom Three	3.48m x 3.00m (11'05" x 9'10")
Bedroom Four	3.48m x 2.92m (11'05" x 9'07")
Bedroom Five	2.72m x 2.62m (8'11" x 8'07")
En-Suite Shower Room	3.05m x 1.65m (10'00" x 5'05")
Bathroom	3.15m x 2.59m (10'04" x 8'06")

Services:

Mains gas, 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.