

25 Martel Close

Broadmayne, Dorchester, Dorset

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Broadmayne, Dorchester
Dorset, DT2 8PL

Modernised four-bedroom bungalow in a quiet cul-de-sac, with loft potential and a sunny south-facing garden, close to Dorchester and the coast.



- Four-bedroom detached bungalow
 - Some finishing work required
 - Quiet cul-de-sac location
- Impressive kitchen with vaulted ceiling
- Triple-glazed windows and insulation
- Principal bedroom with garden access
 - Loft conversion potential (STPP)
 - Sunny south-facing rear garden

Guide Price **£525,000**

Freehold

Dorchester Sales
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THE PROPERTY

A four-bedroom detached bungalow that has been significantly improved, with some works remaining to complete the project. The property offers excellent potential for a loft conversion (STPP) and is set within a quiet cul-de-sac, conveniently located close to the coast and the county town of Dorchester.

ACCOMMODATION

This light-filled property has been extensively updated, including high levels of insulation, triple-glazed windows, contemporary sanitary ware, and a stunning kitchen/dining area.

A welcoming entrance hall leads to a comfortable sitting room with wood-burning stove, hearth and TV connection, with glazed doors opening into an impressive kitchen/dining room. This striking space features a vaulted ceiling with exposed beams, sleek gloss-finished units with quartz worktops, an island with breakfast bar and integrated electric hob. Appliances include an integral microwave, double oven, dishwasher, and washing machine, with provision for an American-style fridge freezer. Amtico-style flooring runs throughout, with ample space for a dining table and chairs. Adjacent to the kitchen is a purpose-built room already plumbed for the installation of a second downstairs WC.

There are four bedrooms in total. The principal bedroom is a generous double with direct access to the garden, while bedrooms two and three are also doubles. The fourth bedroom is currently used as a home office. The family bathroom is stylishly appointed

with a freestanding bath, separate shower, WC, twin vanity basins, ceiling downlights and a fitted cupboard housing the modern gas combi boiler.

A fitted staircase provides access to the loft, which offers excellent scope for conversion (subject to the necessary planning permission and building regulations). The loft is substantial in size, with space to create two bedrooms or a large master suite, alongside a bathroom. All plumbing is already in place, making it ideal for further development (STPP).

OUTSIDE

Outside, the property benefits from an attached garage with store and ample driveway parking.

The rear garden, positioned on the south elevation, enjoys a sunny aspect with a spacious patio area adjoining the property (currently unfinished) and steps leading down to a lawn bordered by fruit trees and established hedging. Side access connects the rear to the front garden, which is predominantly laid to lawn with a garden shed, driveway and surrounding hedgerow.

SITUATION

Broadmayne is about four miles south-east of Dorchester, the county town, which offers a comprehensive range of shopping, recreational facilities as well as the main line railway service to London Waterloo.

Broadmayne is a popular village with good local facilities including parish church, first school, sub post office/shop, public house and village hall that provides clubs for all ages. Bus services run through the village to local surrounding towns.

There are cross channel ferry services at Poole and sandy beaches at Weymouth and Poole. The area has an excellent network of foot and bridle paths over the surrounding countryside and coastline.

Broadmayne also boasts its own community website. To view go to www.broadmayne.org.

DIRECTIONS

What3words:///supporter.scorched.terminology

SERVICES

Mains electricity, gas, water and drainage are connected.

Gas central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)



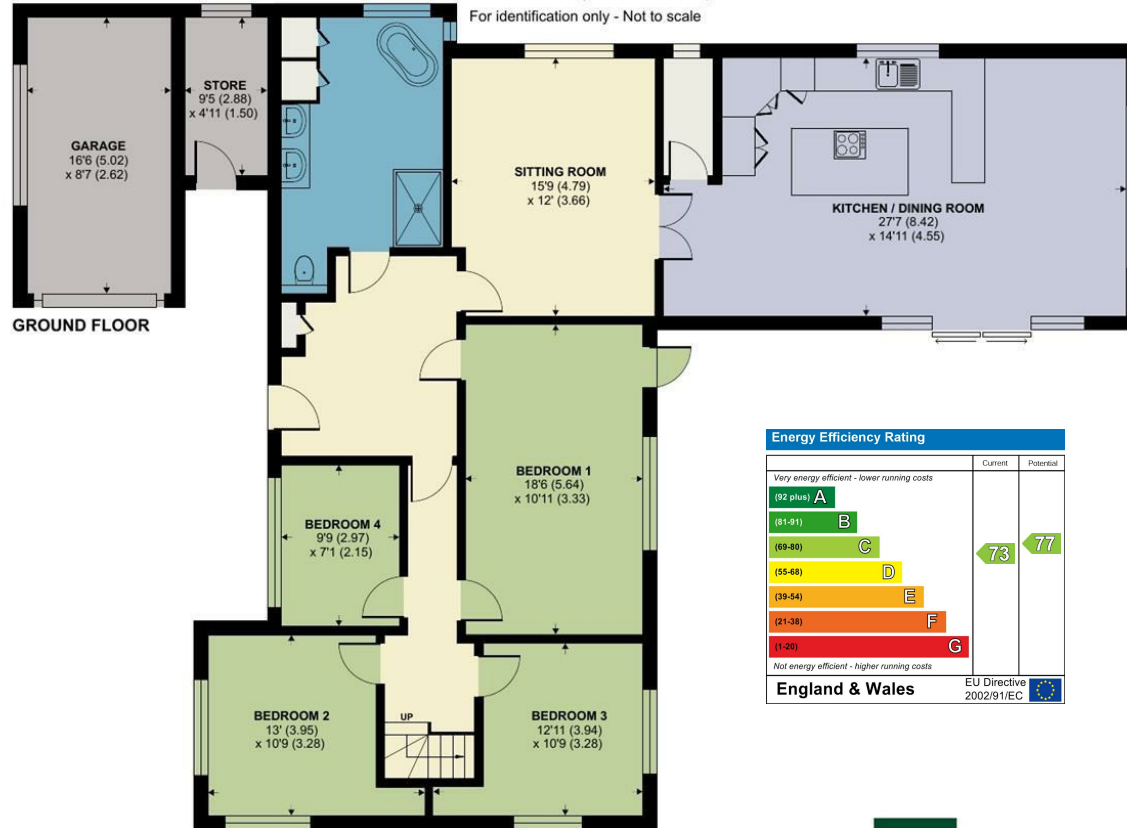
Martel Close, Broadmayne, Dorchester

Approximate Area = 1490 sq ft / 138.4 sq m

Garage = 142 sq ft / 13.1 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1679 sq ft / 155.8 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	77
	EU Directive 2002/91/EC	

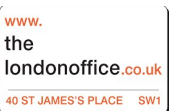


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1341807

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Dorchester/SXP/11.09.2025



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