



Crosstree Close, Broadmayne

Dorchester

Bedrooms: 5

Bathrooms: 3

Receptions: 2

A deceptively spacious four/ five-bedroom detached home located in the heart of the popular Dorset village of Broadmayne, just four miles from Dorchester. Extended and cleverly arranged, the property offers an impressive sense of light and space, with flexible accommodation that adapts easily to modern family life.

The entrance hall provides a welcoming first impression and leads through to a generous lounge, featuring an electric fire and sliding doors opening directly onto the rear garden, creating a relaxed and sociable living space with a strong connection to the outdoors.

The true heart of the home is the impressive kitchen and conservatory, which work beautifully together as one large, light-filled living area. The kitchen is well equipped with two integrated ovens, ample storage, excellent worktop space and room for a dishwasher, making it both practical and ideal for entertaining. Flowing seamlessly into the conservatory, this space benefits from glazing on three sides and a glazed roof, flooding the room with natural light and creating a wonderful sense of openness. Currently arranged as a dining and seating area, it offers a calm, versatile setting that suits everything from everyday family life to hosting friends.

A particularly useful feature is the spacious utility room, offering space for a washing machine, tumble dryer and two additional fridge/freezers, along with direct access to the outside – ideal for busy households.





The ground floor also includes a shower room / wet room and two further bedrooms, providing excellent flexibility for guests, home working or multi-generational living.

Upstairs, there are three further bedrooms, including a principal bedroom with en suite, along with a family bathroom. Built-in storage and well-proportioned rooms enhance the home's practical appeal.

Outside, the private rear garden has been thoughtfully arranged with raised beds and paved areas, creating a peaceful and enclosed space that's easy to maintain and ideal for relaxing or entertaining. The garden also features a shed, lean-to area and greenhouse, along with a wonderful selection of established fruit trees including plum, fig and apricot, all of which have produced fruit. Practical touches include outside taps to both the front and rear and external power, with the option to support EV charging using a three-point plug.

To the front, the property benefits from a driveway providing parking for two to three vehicles, along with side access to the rear garden.

Broadmayne is a highly regarded village, known for its strong community feel, countryside walks and excellent access to Dorchester. The village offers a popular pub, local shop, primary school and village hall, making it ideal for families and those seeking village life without feeling remote. Surrounded by open countryside yet well connected, it offers the perfect balance of peaceful evenings and convenient access to the county town, mainline rail links and the Jurassic Coast.

EPC D

Council Tax E



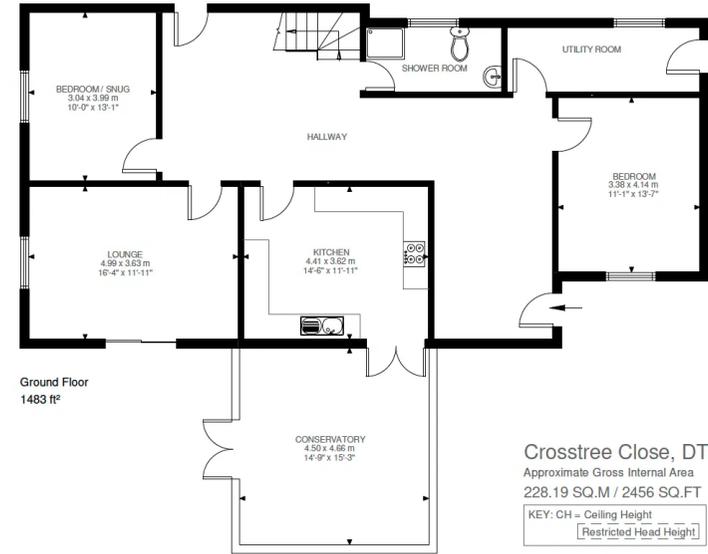
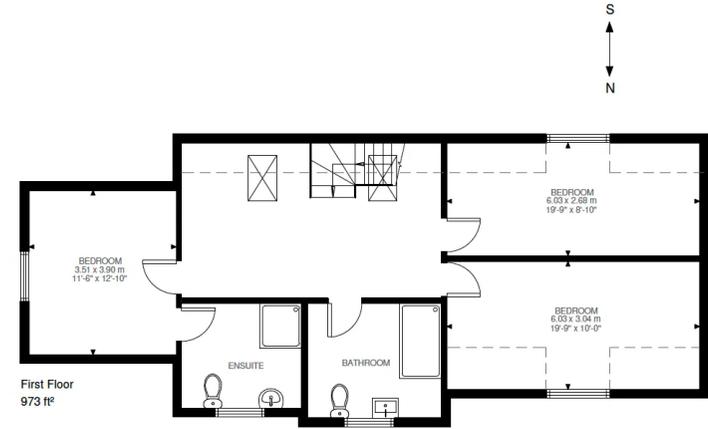


Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.