



Main Street, Broadmayne
£500,000



Offered with no forward chain is this stylish and well-presented family home in the popular village of Broadmayne. Presented in neutral tones throughout, accommodation to this home includes a modern kitchen/diner, two reception rooms, four double bedrooms with en-suite facilities to the principal bedroom, a family bathroom and a ground floor WC. Externally, there is a good-size, north easterly facing garden and there is a right to park over land adjacent to the property. EPC rating E.

Broadmayne is a sought-after village, two miles southeast of the historic county town of Dorchester. This active and friendly community is centred around its well-stocked village shop and Post Office, the well-regarded Broadmayne First School, and the Black Dog, a popular traditional thatched pub known for its local ales and family-friendly garden. The village is steeped in history, featuring the 13th-century St Martin's Church and is surrounded by an Area of Outstanding Natural Beauty, offering immediate access to the South Dorset Ridgeway for breathtaking walks and cycling.

Beyond the village, Broadmayne serves as an ideal gateway to the Jurassic Coast, with the sands and harbour of Weymouth and the dramatic cliffs of Lulworth Cove and Durdle Door all within a short 15-to-20-minute drive. A mainline rail connection at Dorchester offers direct routes to London Waterloo.

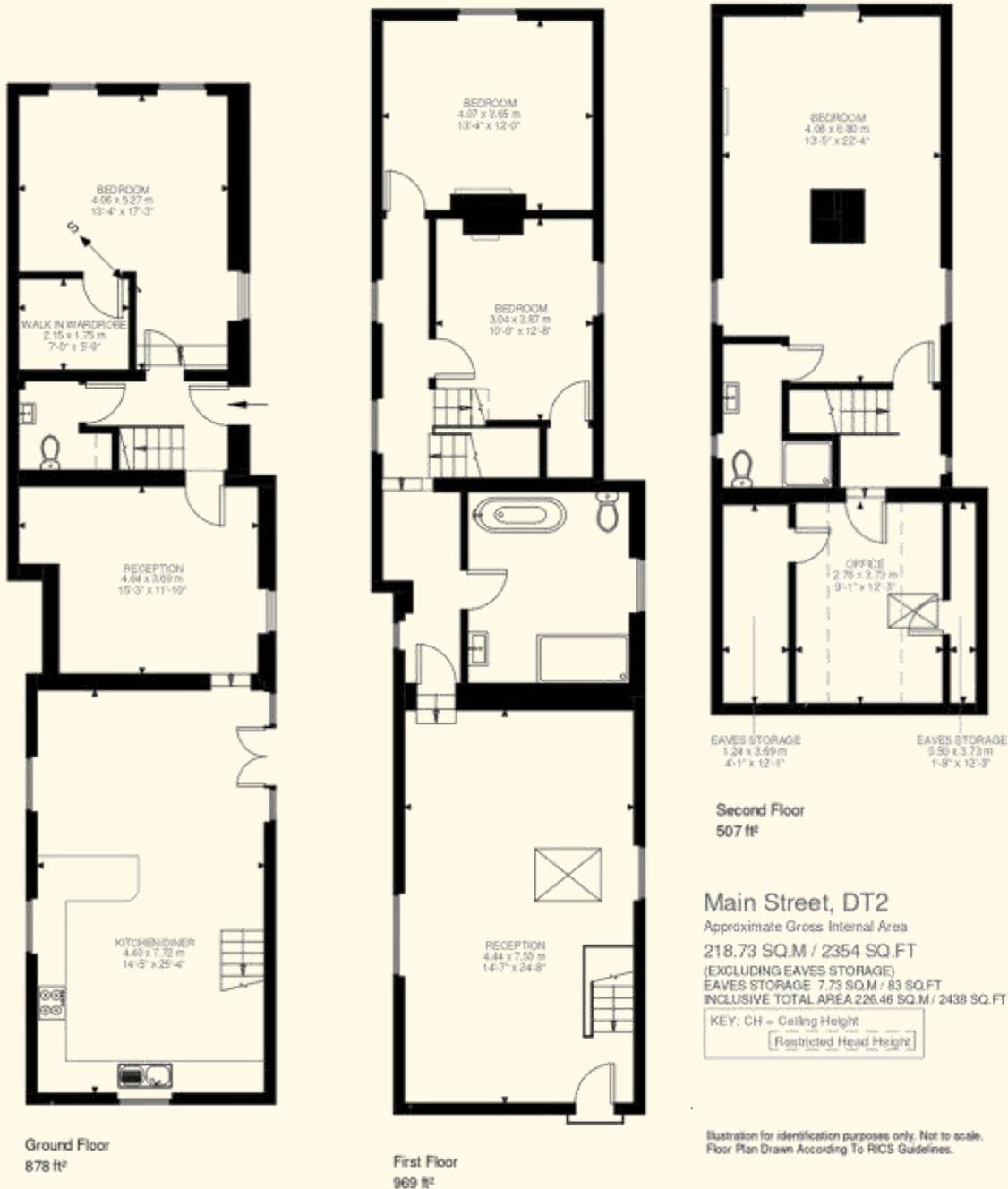


Entrance to the property is via a side door into an entrance hall presenting décor that sets the tone and style of the property. Access is given to all ground floor rooms including the ground floor WC and stairs lead to the first floor. There is a front aspect ground floor bedroom offering generous proportions and plentiful natural light via two front aspect windows. A large walk-in wardrobe completes the room. The ground floor reception space offers versatility to this lovely property with side aspect window and an opening leading through to the contemporary and stylish kitchen/dining room, completing the ground floor accommodation. This rear aspect room perfectly represents the open-plan, social feel desired in homes. The room is fitted with a comprehensive range of base units with solid wood work surface over and integrated appliances including a Beko washing machine, Neff dishwasher and Montpellier cooker. The room comfortably accommodates a dining table and chairs and if finished with Karndean flooring. A further set of stairs lead to the first-floor reception room.

The first floor, spacious reception room is flooded with plentiful natural light via dual aspect windows, a part-glazed door opening onto a Juliet balcony to the rear and skylight. This impressive room offers a vaulted ceiling and exposed beams creating a seamless blend of character and contemporary décor. There are two bedrooms situated on this floor, both with feature fireplaces. The front aspect room has attractive paneling to the wall and there is built in storage to the other bedroom and stunning feature fireplace. The family bathroom is chic in style and generous in size and is fitted with a freestanding bath, large walk-in shower, wash hand basin and WC.

The third floor houses the principal bedroom with a further characterful feature fireplace, plentiful natural light and ensuite shower facilities. A further room offers a study/ office space with eave storage.

Externally, this lovely family home has a fully enclosed, north/easterly facing garden, mainly laid to lawn with gravel area abutting the property. A side gate offers access to the front.



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.

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider.

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

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#>

Services:

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

Agents Notes:

There is granted planning on land adjacent to Broadmead, Broadmayne – planning number P/OUT/2021/05309

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council tax band is F.

The property currently carries a Council Tax improvement indicator, meaning the relevant banding may be subject to review by the local authority upon completion of a sale

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>