

Symonds
& Sampson



7 Conway Drive

Broadmayne, Dorchester, Dorset

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Broadmayne, Dorchester
Dorset, DT2 8EF

Spacious three/four bedroom chalet bungalow with countryside views, gardens, garage and parking in a popular village location.



- Detached chalet bungalow
- Three/four bedrooms
- Two reception rooms
- Front and rear gardens
- Garage and off-road parking
- Countryside views

Guide Price **£450,000**

Freehold

Dorchester Sales
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THE PROPERTY

The property provides spacious and versatile accommodation and is situated within a popular area of the village of Broadmayne, offering convenient access to local amenities.

The property is entered via a welcoming entrance hall with staircase rising to the first-floor landing, with doors leading to the principal reception room, two ground floor bedrooms and the modern shower room. The sitting room is a bright and inviting space with parquet flooring and an inset wood burner set on a stone hearth, creating an attractive focal point.

The kitchen is well-appointed with a range of wall and base units complemented by work surfaces, incorporating a stainless steel sink, a five-ring Smeg gas hob, a built-in fan oven, and a microwave, along with an integrated dishwasher. French doors open onto a decked seating area, while a side door provides access to the garage, utility area, and garden. The utility area offers space for a washing machine, tumble dryer, and fridge freezer.

Also on the ground floor is the principal bedroom, a well-proportioned double room with a rear aspect window enjoying pleasant countryside views and built-in wardrobes. A further room on this level is currently arranged as a study but offers flexibility as a fourth bedroom, benefiting from front and side aspect windows and built-in wardrobes.

The first-floor landing is currently used as a study area and provides access to useful eaves storage, as well as doors leading to

two further bedrooms and a shower room. Both bedrooms enjoy rear-aspect windows with elevated countryside views. One is arranged as a single bedroom, while the other is a comfortable double. The shower room is fitted with a corner shower cubicle, pedestal wash hand basin, and low-level WC.

OUTSIDE

The property benefits from a single garage with an up and over door. To the rear of the garage there are fitted base units with an inset stainless steel sink, creating a useful utility area with additional space for appliances.

To the front of the property the garden is laid to lawn with brick laid off-road parking leading to the garage and main entrance. The garden is bordered by mature shrubs, planting and a well-maintained hedge, with side access leading to the rear garden.

The rear garden is predominantly laid to lawn with planted borders and is enclosed by fencing and hedging, providing a good degree of privacy.

SITUATION

Broadmayne is a popular and well-served village located approximately four miles south-east of Dorchester, the county town. Dorchester offers an excellent range of shopping and recreational facilities, together with a mainline railway service to London Waterloo.

The village benefits from a good selection of local amenities

including a parish church, first school, sub post office and shop, public house and village hall, which hosts a variety of clubs and activities for all ages. Regular bus services connect Broadmayne with Dorchester and surrounding towns.

The area is ideally placed for enjoying the Dorset coastline, with cross-Channel ferry services available from Poole and sandy beaches at Weymouth and Poole. There is also an extensive network of footpaths and bridleways providing access to the surrounding countryside and coastline.

Broadmayne also has its own community website, which can be viewed at www.broadmayne.org

DIRECTIONS

What3words///rectangular.eagles.stumps

SERVICES

Mains water, gas, electricity and drainage are connected. Gas fired 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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

There is a covenant preventing the bungalow from being used for business purposes.



Conway Drive, Broadmayne, Dorchester

Approximate Area = 1163 sq ft / 108 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 272 sq ft / 25.2 sq m
 Total = 1476 sq ft / 137 sq m

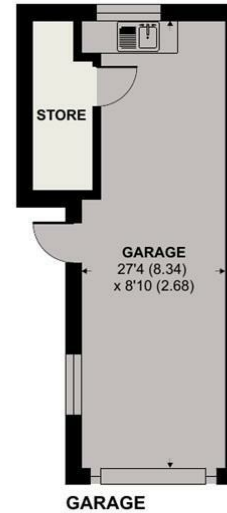
For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1417547



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