



Instinct Guides You



The Spinney, Dorchester, DT2 8UH £595,000

- Four Bedroom Detached
- Beautiful Gardens
- Double Garage & Large Driveway
- Three Reception Rooms
- Tranquil Position
- Private Driveway
- Conservatory
- Ensuite
- Utility Room
- Village Setting



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Set within an enviable position in the sought after village of Broadmayne, this substantial and characterful detached residence occupies a generous and private plot, approached via a sweeping driveway and surrounded by mature gardens that create a wonderful sense of seclusion. Nettlecombe offers an exceptional balance of space, privacy and charm, with beautifully proportioned accommodation, a double garage, and a peaceful setting within easy reach of Dorchester, the Jurassic Coast and surrounding countryside walks.

The approach to the property immediately sets the tone, with a private driveway leading to the house and double garage, framed by established planting and expansive lawned gardens. Entry into the home reveals a central hallway with stairs rising to the first floor and access to the principal ground floor rooms. The living room is a particularly impressive space, enjoying generous proportions and a feature fireplace, with doors opening through to a conservatory that takes full advantage of the outlook across the gardens, creating a tranquil space to relax throughout the seasons.

The kitchen/breakfast room is positioned to the front of the property and offers a comprehensive range of fitted units with ample work surface, flowing through to a separate utility room and cloakroom which provides additional practicality and access to the outside. Adjacent to the kitchen is a formal dining room, ideal for both everyday use and entertaining, while a separate office provides a quiet and well proportioned space suited to home working or study.

The first floor continues to impress with well balanced accommodation arranged around a central landing. The principal bedroom is a generous double with fitted storage and access to an en suite shower room. Three further bedrooms are all well proportioned, offering flexibility for family living or guest accommodation. A family bathroom serves the remaining rooms and is fitted with a bath along with overhead shower, wash hand basin and W.C.

Externally, the gardens are a defining feature of the property, wrapping around the house and providing a high degree of privacy. Predominantly laid to lawn with a variety of mature trees, shrubs and planted borders, the grounds offer a peaceful retreat with ample space for outdoor seating, entertaining and enjoyment of the surrounding environment. The double garage and extensive driveway provide ample parking for multiple vehicles.

Broadmayne is a highly regarded village offering a strong sense of community along with local amenities, while the nearby county town of Dorchester provides a wider range of facilities. The surrounding countryside and coastline further enhance the appeal, making this a rare opportunity to acquire a home of both substance and setting.

Living Room 19'4" x 13'1" (5.9 x 4.0)

Dining Room 11'3" x 10'4" (3.45 x 3.16)

Kitchen 16'8" x 10'4" (5.09 x 3.15)

Office 7'8" x 6'5" (2.36 x 1.96)

Conservatory 11'10" x 11'8" (3.63 x 3.58)

Utility Room 8'10" x 6'11" (2.7 x 2.13)

Bedroom One 12'11" x 10'4" (3.95 x 3.16)

Bedroom Two 13'1" max x 10'9" into bay (4.01 max x 3.3 into bay)

Bedroom Three 13'1" max x 9'10" into bay (4.01 max x 3.0 into bay)

Bedroom Four 9'9" x 7'1" (2.99 x 2.16)

Double Garage 18'10" x 18'4" (5.75 x 5.6)





The Spinney, Broadmayne, Dorchester, DT2

Approximate Area = 1750 sq ft / 162.5 sq m
 Garage = 347 sq ft / 32.2 sq m
 Total = 2,097 sq ft / 194.7 sq m
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©rdchcom 2026. Produced for MowlamTominey Ltd. REF: 1423705



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		