

Symonds
& Sampson



49 Broadmead
Broadmayne, Dorchester, Dorset

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Broadmayne, Dorchester
Dorset, DT2 8EE

A spacious bungalow offering flexible four-bedroom accommodation, a pretty, well-maintained garden and a desirable village location.



- Detached bungalow, no onward chain
 - Scope to modernise
- Spacious, light-filled accommodation
- Separate dining room, garden access
 - Four bedrooms, flexible layout
 - Garage with power and light
- Attractive, well-stocked mature garden
 - Village location, close amenities

Guide Price **£375,000**

Freehold

Dorchester Sales
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THE PROPERTY

A detached bungalow offered for sale with no onward chain. Extended in the late 1970s, the property now offers excellent scope to modernise and update to individual taste.

Situated within easy reach of the village shop, the home is spacious, light and bright throughout, with well-proportioned accommodation comprising an entrance porch, hallway with coats cupboard, and a kitchen fitted with a range of cupboards and drawers, integrated electric oven and gas hob, space for white goods, and work surfaces with sink and drainer.

There is a separate dining room with French doors opening onto the garden, and a dual-aspect sitting room featuring an open fireplace with hearth and stone surround. The vendor advises that the chimney is functional (subject to the usual checks) and could be adapted for use with a log burner.

The property offers three double bedrooms, along with a fourth bedroom/study, providing flexible living space. The bathroom includes a bath, wash basin and WC, complemented by a separate cloakroom with WC and basin.

Further benefits include UPVC double glazing, gas central heating, an attached garage and driveway parking.

OUTSIDE

The rear garden features a variety of mature shrubs and two apple trees. Mostly laid to lawn, it also includes well-stocked flower borders, a greenhouse and raised beds. There is a small garden pond, and a path running alongside the property leads to a personal door into the garage, which benefits from power and light.

The front garden is well maintained, with a lawn and established flower borders. A pathway leads to the front door, while the driveway provides off-road parking in front of the garage.

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.

DIRECTIONS

[what3words///deliver.spoon.drifters](https://www.what3words.com/deliver.spoon.drifters)



Broadmayne, Dorchester

Approximate Area = 1133 sq ft / 105.2 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1310 sq ft / 121.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



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: 1452035



SERVICES

All main services 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>)

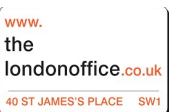
Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Please be advised planning permission has been granted for a residential development of up to 80 homes on land neighbouring Broadmead, Broadmayne. For more information, please refer to the Dorset Council planning application: P/OUT/2021/05309.



Dorchester/SXP/08.05.2026



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