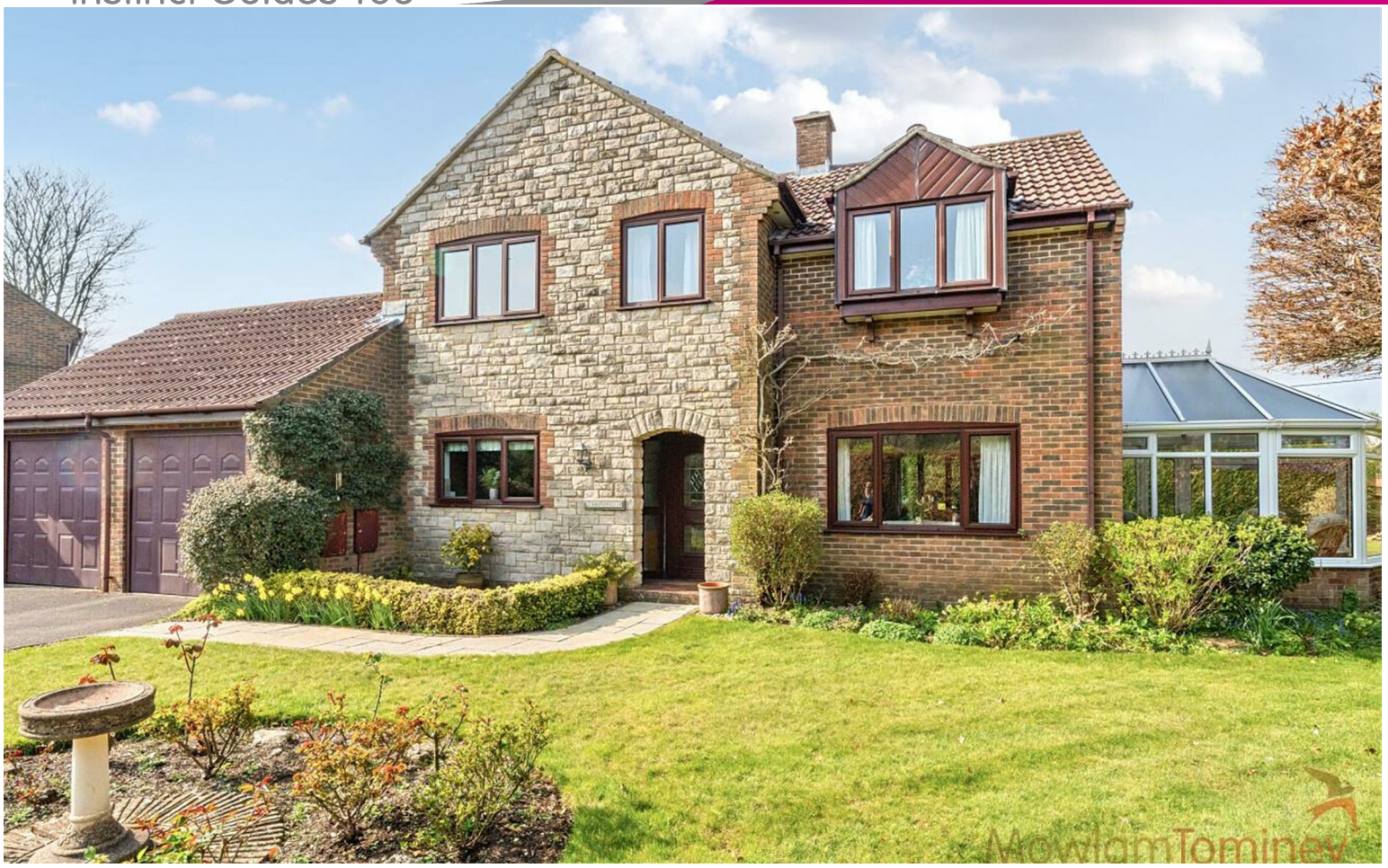
Instinct Guides You



# 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

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

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)**

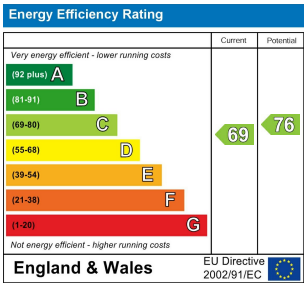
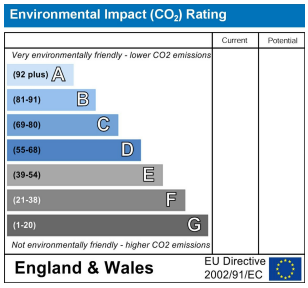
**Bedroom Two 13'1" max x 10'9" into bay (4.01 max x 3.3 into bay)**

**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 (IPMS2 Residential). ©nichecom 2026.
Produced for Wilson Tominey Ltd. REF: 1423703