







Chalky Road

Broadmayne Dorchester, DT2 8PJ

 4  2  1  B

£590,000 Freehold

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Chalky Road

Broadmayne Dorchester, DT2
8P.1

- Underfloor Heating Throughout Ground Floor
- Large Garage
- Off Road Parking
- Approx 5 Years Remaining Of New Build Warranty
- Super Energy Efficient
- Two Bathrooms
- Immaculately Presented
- Quiet Cul-De-Sac Location
- Cloakroom
- Equidistant To Weymouth & Dorchester





A beautifully presented four-bedroom detached family home, offering spacious and modern living throughout. This impressive property features a large garage, off-road parking, and underfloor heating across the entire ground floor for added comfort. At the heart of the home is a stunning open-plan kitchen/diner/family room, ideal for both everyday living and entertaining. There are two well-appointed bathrooms, including an en suite to the main bedroom, as well as a convenient cloakroom.

Further benefits include five years remaining on the new build warranty and excellent energy efficiency. Tucked away in a peaceful cul-de-sac, the property enjoys a prime position between Weymouth and Dorchester, offering the perfect balance of coastal and countryside living within a charming and well-connected village.



Upon approach, the property immediately impresses with its exceptional kerb appeal, featuring a beautifully manicured front garden and an attractive wooden porch that sets the tone for what lies within. Stepping inside, you are welcomed by a bright and inviting hallway, providing access to the front reception room, the expansive kitchen/diner/family room, a convenient cloakroom, and stairs rising to the first floor. There is also a generous storage cupboard, perfect for coats and shoes, and currently housing a tumble dryer.

The front reception room is a delightful space, enhanced by a

large box bay window that floods the room with natural light. Thoughtfully arranged, it offers a comfortable and relaxing setting, complete with a gas fire that creates a warm and cosy atmosphere.



To the rear, the impressive kitchen/diner/family room serves as the heart of the home. Immaculately presented, it enjoys lovely views over the garden and provides a versatile space for both everyday living and entertaining. The contemporary kitchen is sleek in design, featuring a range of eye-level and base units, stylish quartz worktops, and a breakfast bar for two. Integrated appliances include a washing machine, dishwasher, fridge/freezer, NEFF induction hob, microwave, and oven. There is ample space for a large dining table and additional seating, while wide patio doors open directly onto the garden, creating a seamless flow between indoor and outdoor living—ideal for socialising and family life. Additional storage is also thoughtfully incorporated within this space.

Completing the ground floor is a well-appointed cloakroom with a wash hand basin and W.C.

Ascending to the first floor, the property offers four well-proportioned double bedrooms, along with an en suite and a family bathroom.

Bedrooms one and three both benefit from built-in wardrobes, providing excellent storage solutions, while the principal bedroom further enjoys the luxury of a private en suite shower room. Bedrooms two and four are positioned to the rear of the property, offering a pleasant outlook over the garden. The family bathroom is well-appointed and comprises a bath with shower over, a vanity wash hand basin, a heated towel rail, and a W.C., serving the remaining bedrooms with both style and practicality.

Externally, the property continues to impress with a private rear garden, complete with rear access. The garden is a true oasis, featuring a well-maintained lawn and a patio area with a pergola, creating the perfect seating space for outdoor dining and relaxation. Bordered by a variety of shrubs and plants, it offers both colour and privacy—an ideal setting to unwind and enjoy the evening sun. There is also convenient access to the garage from the garden.

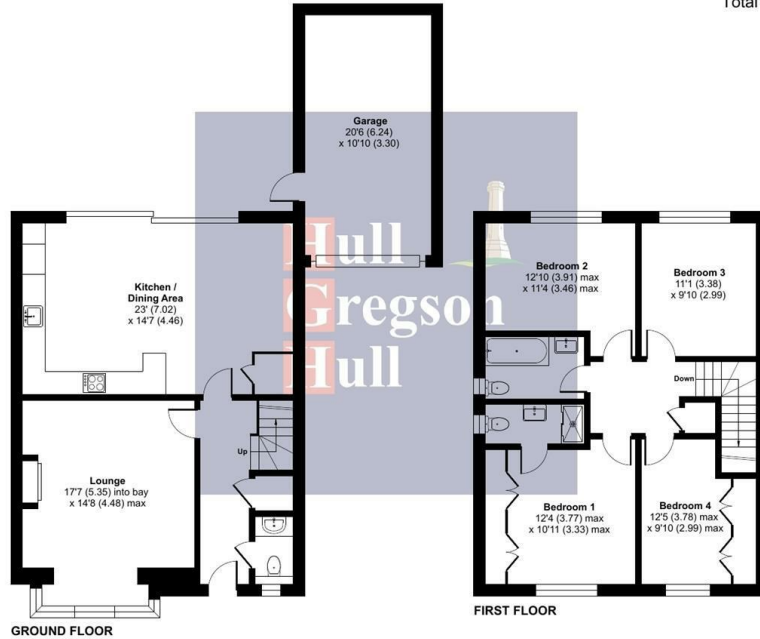
To the front, the property benefits from a driveway and an elongated garage equipped with power and lighting, along with the added advantage of a visitor parking space located opposite.

Broadmayne is a well-connected Dorset village located around 2 miles from Dorchester and approximately 7 miles from Weymouth, offering easy access to the coast within a 10–15 minute drive. The village sits on the A352, providing straightforward road links, while regular bus services connect through to both Dorchester and Weymouth. Mainline rail services from nearby Dorchester and Weymouth offer direct routes to London Waterloo, making travel to the capital accessible. Locally, Broadmayne offers a village pub, church and nearby countryside walks, making it an attractive setting for those seeking a rural feel with convenient access to larger towns and the seaside.



Chalky Road, Broadmayne, Dorchester, DT2

Approximate Area = 1443 sq ft / 134 sq m
 Garage = 221 sq ft / 20.5 sq m
 Total = 1664 sq ft / 154.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1449066

Lounge
 18'4" x 14'9" plus bay (5.6 x 4.5 plus bay)

Kitchen/Diner/Family Room
 22'11" max x 15'5" max (7.0 max x 4.7 max)

Bedroom One
 12'1" x 10'9" plus wardrobes (3.7 x 3.3 plus wardrobes)

Bedroom Two
 12'9" x 11'1" max (3.9 x 3.4 max)

Bedroom Three
 12'1" x 7'10" plus wardrobes (3.7 x 2.4 plus wardrobes)

Bedroom Four
 11'1" x 9'10" (3.4 x 3.0)

En-suite

Bathroom

Garage
 20'11" x 10'9" (6.4 x 3.3)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House
 Property construction: Standard
 Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water.
 Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(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		