



Instinct Guides You



## Conygar, Broadmayne, Dorchester £1,500,000

- Stunning Bespoke Residence
- Sat Within Approximately Half An Acre
- Double Garage & Private Gated Access
- Four Double Bedrooms
- Four Bathrooms
- Spacious Open Plan Kitchen/Diner
- Underfloor Heating
- Secluded Southerly Position
- Principal Bedroom Suite
- Striking Lounge With Glass Featured Wall



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Set in an enviable semi rural position within the hamlet of Conygar near Broadmayne, this substantial detached home, built approximately five years ago and still benefitting from the balance of its NHBC warranty, is set within approximately half an acre of beautiful, secluded southerly gardens accessed via a private gated lane. Enjoying a high degree of privacy and surrounded by open Dorset countryside, the property offers generous and flexible accommodation, extensive parking, a large double heated garage and a range of additional outbuildings, all while remaining within comfortable reach of Dorchester, Weymouth and the coast.

The main entrance opens into a central hallway which immediately creates a strong sense of arrival and forms the hub of the house, providing access to the principal ground floor rooms. The living room is positioned to one side and offers an impressive and spacious reception area, enhanced by a striking vaulted window that frames views across the gardens and surrounding landscape, filling the room with natural light. Adjacent to this is the kitchen, fitted with a range of contemporary units, work surfaces and a central island, with doors opening directly onto the garden to create a natural flow between indoor and outdoor living. The kitchen is well equipped with Miele appliances including a combination steam oven, conventional oven and gourmet warming drawer, all finished with handleless design, together with an induction hob, integrated dishwasher and a full size integrated fridge with a useful pantry adding additional storage and workspace. A separate dining room / bedroom sits nearby and provides a dedicated space for family meals and entertaining, positioned conveniently in relation to the kitchen.

## Room Dimensions

### Agents Note

Please note the garden peninsula is not included in the sale but may be considered to be sold by negotiation.



### Ten Acres, Conygar, Broadmayne, Dorchester, DT2

Approximate Area = 2708 sq ft / 251.5 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

Garage = 429 sq ft / 39.8 sq m

Outbuilding = 325 sq ft / 30.1 sq m

Total = 3493 sq ft / 324.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with BICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Copyright © 2018. Produced by Wilson Tominey Ltd. REF: 138647

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		<b>87</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.