



# 12 Spring Gardens

Broadmayne, Dorchester, Dorset

# 12 Spring Gardens

Broadmayne, Dorchester  
Dorset, DT2 8PP

A modern four-bedroom detached family home situated in a small cul-de-sac, featuring a spacious kitchen/family room, a separate playroom/study, and a south-facing rear garden.



- Modern detached family home
- Quiet cul-de-sac village location
  - Dual-aspect sitting room
- Spacious kitchen, dining and snug
- Four well-proportioned bedrooms
- Contemporary family bathroom
- South-facing private rear garden
- Driveway parking and storage space

Guide Price £485,000

Freehold

Dorchester Sales  
01305 261008  
dorchester@symondsandsampson.co.uk



## THE PROPERTY

This modern four-bedroom detached family home is nestled within a small cul-de-sac on the edge of Broadmayne village, within easy reach of the village shop and Broadmayne First School.

Well presented throughout, the property is light and bright, with accommodation comprising an entrance hallway with under-stairs cupboard and downstairs cloakroom. The dual aspect sitting room is a good size, featuring oak flooring and a chimney breast with wood burner and hearth.

There is a separate playroom/study, together with a generous kitchen/dining room/snug, which forms a particularly attractive and versatile space. The snug area provides a cosy television room, opening into the dining area with Velux roof windows and French doors leading out to the garden. The kitchen is fitted with a range of cupboards and drawers, ample work surfaces with ceramic sink and mixer tap, integrated dishwasher, and space for a range-style electric cooker with extractor over and American-style fridge freezer. An island unit provides additional storage and worktop space, alongside a walk-in larder cupboard. A useful utility room offers space and plumbing for a washing machine and tumble dryer.

Upstairs, there are four bedrooms. Bedroom one is a good-sized double with built-in wardrobes, while bedrooms two, three and four are all well-proportioned. The family bathroom has been recently updated to a clean, contemporary finish, comprising a

white suite with vanity basin, bath, corner shower and WC, complemented by tasteful tiling and a chrome heated towel rail.

The property further benefits from UPVC double glazing, gas central heating, and a driveway providing off-road parking.

## OUTSIDE

There is a front garden planted with a variety of mature shrubs, together with a driveway and side gate providing access.

The rear garden is south-facing and enjoys a good degree of privacy. It is terraced and well stocked with shrub and flower borders, with a patio adjoining the house and extending to the side. A garden shed and block-built store provide excellent storage, the latter with both a single and double door, and the benefit of power and light.

## SITUATION

Broadmayne is a popular village with good local facilities including parish church, first school, sub post office/shop, public house and village hall that provides clubs for all ages. Bus services run through the village to local surrounding towns. It's about four miles south-east of Dorchester, the county town, which offers a comprehensive range of shopping, recreational facilities as well as the main line railway service to London Waterloo.

There are cross channel ferry services at Poole and sandy beaches at Weymouth and Poole. The area has an excellent network of foot and bridle paths over the surrounding countryside and coastline.

Broadmayne also boasts its own community website. To view go to [www.broadmayne.org](http://www.broadmayne.org).

## DIRECTIONS

[what3words///itself.asteroid.streamers](http://what3words///itself.asteroid.streamers)

## SERVICES

Mains electricity, water and drainage are connected.  
Gas-fired central heating system.

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

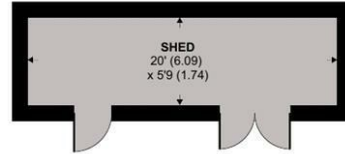
Photos were taken in June 2026.



# Spring Gardens, Broadmayne, Dorchester

Approximate Area = 1446 sq ft / 134.3 sq m  
 Outbuilding = 114 sq ft / 10.5 sq m  
 Total = 1560 sq ft / 144.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

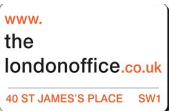


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1467898



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	72	
(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	

Dorchester/SXP/10.06.2026



01305 261008

dorchester@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 9 Weymouth Avenue, Brewery Square,  
 Dorchester, Dorset DT1 1QR



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.