

Symonds  
& Sampson

# 16 Martel Close

Broadmayne, Dorchester, Dorset

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Broadmayne, Dorchester  
Dorset, DT2 8PL

A well-proportioned three/four-bedroom detached chalet bungalow offering scope for modernisation, with a garage and a garden backing onto paddocks.



- Detached chalet-style bungalow
  - In a quiet cul-de-sac
- Three good-sized first-floor bedrooms
- Versatile ground-floor layout with bedroom 4/office
  - Driveway parking and single garage
  - Rear garden backing onto paddocks
    - No forward chain

Guide Price **£420,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

16 Martel Close is a detached, chalet-style bungalow situated in the popular village of Broadmayne, quietly tucked away in a peaceful cul-de-sac. The property offers great potential and would benefit from some modernisation.

Upon entering, you are welcomed into the entrance hall that provides access to the main ground-floor rooms. The sitting/dining room is a comfortable and versatile space, while the kitchen, though ready for updating, is well proportioned and fitted with a range of floor and wall units, with space for the usual appliances. A ground-floor bedroom or office, together with a bathroom, completes the accommodation on this level.

On the first floor, there are three good-sized bedrooms and a shower room.

## OUTSIDE

To the front of the property there is a garden laid to lawn with mature shrubs and trees, a driveway provides off-road parking and leads to the single garage.

The rear garden is mainly laid to lawn with established flower and shrub borders. It backs onto land used as paddocks, offering open views and a wonderful sense of tranquillity.

## SITUATION

Broadmayne is 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.

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.

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(9-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Martel Close, Broadmayne, Dorchester

Approximate Area = 1141 sq ft / 106 sq m (excludes lean to)

Outbuilding = 217 sq ft / 20.1 sq m

Total = 1358 sq ft / 126.1 sq m

For identification only - Not to scale



### DIRECTIONS

What3words:///blunt.mallets.insect

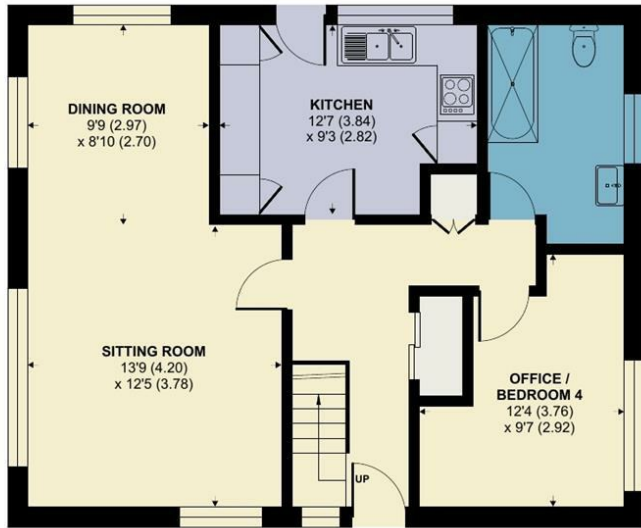
### SERVICES

Mains electricity, gas, water and drainage are connected.  
Gas central heating.

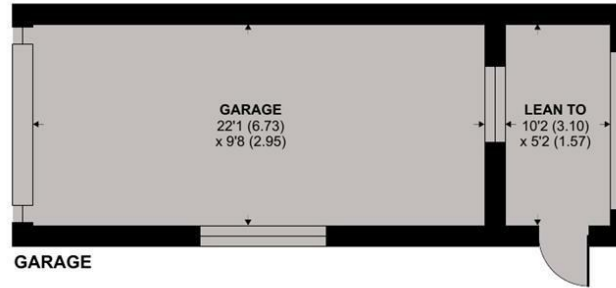
Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

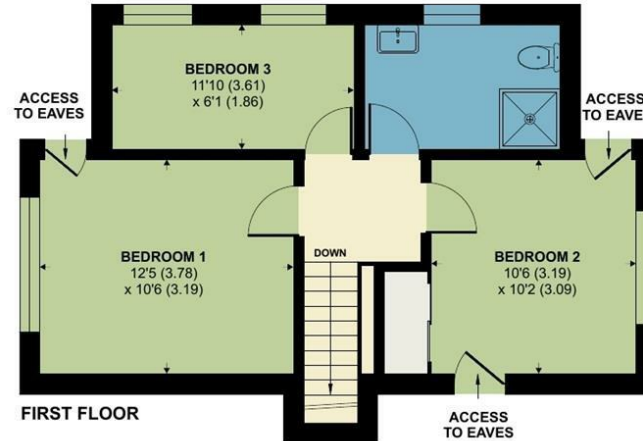
Council Tax Band: D (Dorset Council - 01305 251010)



GROUND FLOOR



GARAGE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1375689



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