

Symonds
& Sampson



The Old Forge
Broadmayne, Dorchester, Dorset

The Old Forge

35 Main Street, Broadmayne
Dorchester, Dorset
DT2 8EB

A distinctive five bedroom period house with a substantial architect-designed contemporary extension, combining charming traditional accommodation with exceptional modern living spaces and enjoying gardens and private parking, in the heart of Broadmayne.



- Extensive accommodation
- Ample secure off street parking with Tesla EV charger
- Contemporary extensions with unique architectural designed living areas
 - Beautifully landscaped gardens
- Mix of period character and contemporary living
 - Underfloor heating
- Solar 12 panels and 9.5kw battery storage
 - Multiple loft storage areas

Guide Price £775,000

Freehold

Dorchester Sales
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THE PROPERTY

This impressive five-bedroom cottage, constructed of brick beneath a tiled roof, has been substantially extended to the rear, almost doubling its original floor area. The contemporary extension has been thoughtfully designed to complement the property's character, creating a seamless blend of traditional charm and modern architectural elegance. Cosy, character-filled rooms sit alongside striking light-filled, minimalist living spaces, which open effortlessly onto the surrounding level gardens, providing an exceptional balance of comfort, style and connection to the outdoors.

THE ACCOMMODATION

The open plan kitchen / dining room has a central island providing extra storage space, oven and hob and ample worksurface space; The kitchen is complemented by a fully fitted practical pantry room with built in freezer, dishwasher, washing machine and tumble dryer. The modern extension comprises of two large light & lofty rooms with tall vaulted ceilings and tiled floors, separated by bespoke steel and glass divides, creating contemporary light and airy spaces with electric Velux windows and bi-folding doors to the garden. This area opens to the link 'glass cube' reception room which has a central glass fireplace allowing you to see through to the other side as well as doors to the garden and inner courtyard. In the period end of the house you will find a cosy snug with parquet floor and a wood burning stove, plus an office / library with hand crafted built in bookshelves and storage. A downstairs boot room / cupboard. Also on the ground floor are two double bedroom, one of which has doors to the inner courtyard and an ensuite shower room.

The first floor is accessed via two separate staircases. The stairs up from the snug access two double bedrooms and a luxury bathroom with freestanding bathtub and separate double shower. The other stairs from the kitchen lead up to the master suite, with a large double bedroom with bespoke cabinetry giving ample clothes storage, along with a shower room.





OUTSIDE

To the side of the property there is a large gated gravel parking area with Tesla EV point for electric charging. The garden then continues up where there is an area of lawn (where the Shepherds Hut currently sits, by separate negotiation) and wraps around. The modern extension creates a secluded enclosed seating courtyard patio, which can be accessed from the glass cube and older part of the house. The main garden is something to be seen, and has been tastefully landscaped with walkways, BBQ / pizza

oven area, multiple seating areas, raised vegetable beds, established fruit and nut trees (apple, pear, plum, walnut, hazelnut, mulberry), a fishpond and separate wildlife pond, wood store, greenhouse/potting shed and a further garden shed.

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. Broadmayne also boasts its own community website. To view go to www.broadmayne.org.

DIRECTIONS

what3words.com/scripted.assurance.boggles



SERVICES

All main services 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)

MATERIAL INFORMATION

The shepherd's hut and the heated pool are available by separate negotiation and are not included within the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Main Street, Broadmayne, Dorchester

Approximate Area = 2617 sq ft / 243.1 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). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1467881



Dorchester/KWI/05.06.2026



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