



**Knighton Lane, Broadmayne**

Dorchester

**Bedrooms: 3**

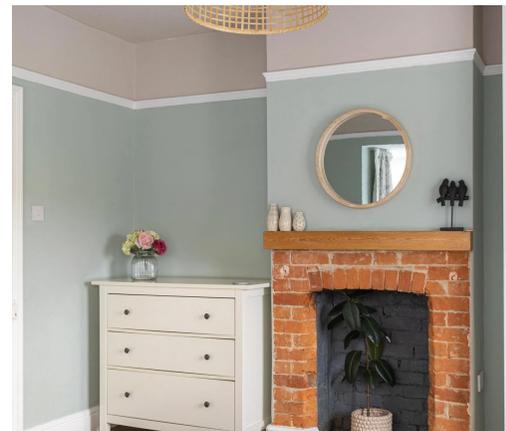
**Bathrooms: 1**

**Receptions: 1**

Sunny Croft is a charming 1930s bungalow set in the heart of the popular village of Broadmayne, surrounded by beautiful Dorset countryside and just a short drive from Dorchester. Well presented throughout and with no forward chain, the property offers comfortable and flexible accommodation, generous parking, a double garage, and planning permission in place to extend the property, subject to any relevant conditions.

The bungalow is entered via a welcoming hallway which provides access to the main living spaces and bedrooms. To the front of the property are two well-proportioned double bedrooms, both dual aspect and filled with natural light, creating bright and airy spaces that feel calm and comfortable throughout the day.

To the rear of the home is the social heart of the property – a bright open-plan living space combining the kitchen, dining and sitting areas. The kitchen is well equipped with ample worktop space and integrated appliances, while the dining area offers a comfortable place to gather and entertain. This flows naturally into the sitting area, creating a relaxed and sociable layout.





A third single bedroom sits off the main living space, ideal for guests, children or home working, along with a family bathroom fitted with a shower over the bath, basin and WC. A separate utility room provides additional storage and practicality.

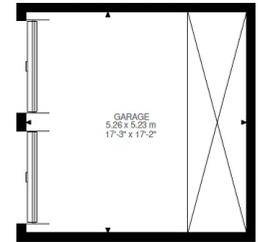
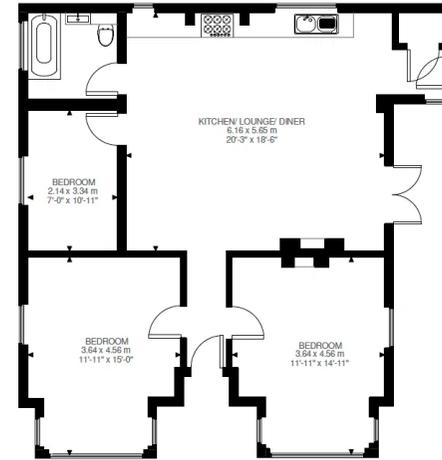
Outside, the property continues to impress. The generous garden is arranged with two patio areas, offering plenty of space for outdoor dining and relaxing, along with countryside views. A particular feature is the hot tub, creating a lovely spot to unwind and enjoy the peaceful setting. To the front, a large gravelled driveway provides off-road parking for up to three vehicles, in addition to the double garage.

Importantly, the property also benefits from existing drainage in place to allow for the addition of an en suite, alongside scope to extend to the rear or into the loft, subject to the necessary planning permissions, allowing future owners to adapt and enhance the accommodation to suit their needs.

Broadmayne is a highly regarded village with a strong community feel, offering a local pub and shop, countryside walks from the doorstep and excellent access to Dorchester, Weymouth and the Jurassic Coast. This is a wonderful opportunity to purchase a characterful bungalow with future potential in a sought-after Dorset village, ideal as a main residence, downsizing option or lifestyle move.

EPC D





Ground Floor  
939 ft<sup>2</sup>

**Knighton Lane, DT2**

Approximate Gross Internal Area  
87.23 SQ.M / 939 SQ.FT  
(EXCLUDING GARAGE)  
GARAGE 27.51 SQ.M / 296 SQ.FT  
INCLUSIVE TOTAL AREA 114.74 SQ.M / 1235 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.