



WINYARDS VIEW CHEDINGTON LANE

Mosterton, DT8 3HL

Price £795,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Winyards View is an attractive detached bungalow with Bradstone elevations under a tiled roof in a superb rural location on the edge of the popular and thriving village of Mosterton. The property was built in 2020 for the current vendors and has light, spacious and versatile accommodation which includes a splendid sitting room, well fitted kitchen/dining room and a large family room which has great views and overlooks the rear gardens. There are also 3/4 bedrooms and 2 bathrooms including an en suite for the master bedroom. The bungalow benefits from sealed unit double glazing and oil fired central heating as well as PV panels providing electricity. The gardens are laid to lawn and adjoin open farmland to the rear with far reaching rural views.

Situation

The local area*
3.0 x miles - Beaminster
4.0 x miles - Crewkerne
9.5 x miles - Bridport

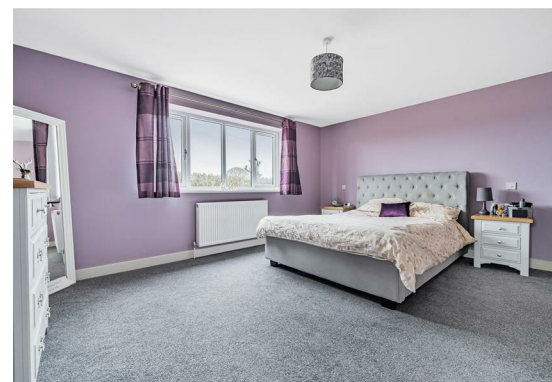
*All distances are approximate and sourced from Google Maps.

The local area

Mosterton is one of the few remaining villages which still boasts a variety of amenities including: a large village shop, local pub, sought-after C of E primary school, commercial garage and village hall. The village is a thriving community and hosts a variety of social and hobby events throughout the year.

Local Authority

Dorset Council Council Tax Band: G
Tenure: Freehold
EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	90	
(69-80) C		
(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	

PROPERTY DESCRIPTION

Entrance Hall

Timber effect flooring and 2 radiators. Cupboard and airing cupboard.

Sitting Room

A splendid room with triple aspect, fireplace with woodburner ,radiator and sliding doors opening on to the rear garden. This is a great room for sitting in front of the woodburner and relaxing after a long walk in the surrounding countryside.

Kitchen/Dining Room

A particularly fine room which is the centre of the property and the hub around which family life will revolve. Extensive range of fitted cupboards and drawers and an island unit with further drawers. Double drainer sink unit with mixer tap, fitted double oven, hob with extractor fan over, fitted dishwasher, plumbing for washing machine, fitted fridge freezer and rural views. Sliding doors to rear garden.

Utility Room

Oil-fired central heating boiler, door to garden and single drainer sink unit. Door to cloakroom.

Family Room

A spacious triple aspect room with 3 radiators.

Study/Bedroom 4

Radiator.

Master Bedroom

Radiator.

Ensuite Shower Room

Suite comprising shower cubicle, low level w/c, hand basin and radiator.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Family Bathroom

Suite comprising panelled bath, shower cubicle, hand basin and radiator.

Outside

Ample parking and turning area to the front of the property.

Garage

Electric door.

Gardens

The majority of the gardens are located to the rear, they are laid to lawn and back on to open farmland affording far reaching views.

Material Information

Additional information not previously mentioned

- Mains electric and water.
- Oil-fired central heating and wood burner
- Private sewage system.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

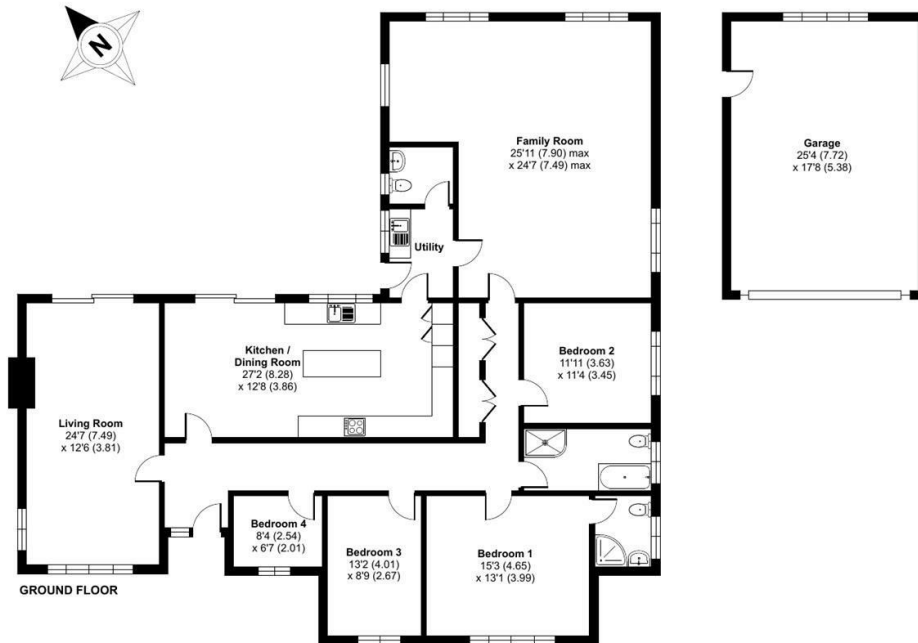
Flood Information:

flood-map-for-planning.service.gov.uk/location

Chedington Lane, Mosterton, Beaminster, DT8

Approximate Area = 2253 sq ft / 209.3 sq m
Garage = 448 sq ft / 41.6 sq m
Total = 2701 sq ft / 250.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1108341



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

