



GREYSTONES

Broadwindsor, DT8 3QQ

Price Guide £575,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

'Greystones' is a superb three-bedroom detached house located on West Street in the charming village of Broadwindsor. This modern property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. As you step inside, you'll be greeted by the bright and airy atmosphere that flows throughout the house. The two reception rooms offer ample space for all your living needs, while the conservatory provides a lovely spot to enjoy the natural light and views of the low-maintenance garden. With three bedrooms, this house ensures that everyone in the family has their own private space. This property features two upstairs bathrooms, as well as two ground floor cloakrooms for added convenience. Parking will never be an issue with the driveway and double garage, providing plenty of space for your vehicles. The low-maintenance garden laid to paving offers a tranquil outdoor space.

Situation

The local area*

2.5 x miles – Beaminster

6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)

6.9 x miles – Bridport

*All distances are approximate and sourced from Google Maps.

The local area

This property lies in the village of Broadwindsor, which offers many amenities including a community run shop and lovely pub. There is a primary school and a MUGA (Multi Use Games Area) that is available to anyone to use. The Stableyard Restaurant sits on the edge of the village along with a number of outlets including a beauty salon and hairdressers.

Local Authority

West Dorset Council Tax Band: F

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Front Porch

Entrance Hall

Stairs rise to first floor, under stairs storage cupboard, doors lead off to sitting room, first ground floor WC, dining room and utility room.

First Ground Floor WC

Low level WC, wash basin, window to the front.

Sitting Room

A large sitting room, uPVC double glazed window to the front, fitted LPG coal effect fire in fireplace with hearth, door to the kitchen, double doors open to the conservatory.

Conservatory

uPVC double glazed construction, windows to both sides and rear, double glazed double doors open on to patio.

Dining Room

Large dining room space, uPVC double glazed window to the rear, door leads to office.

Office

A good sized office, uPVC double glazed window to the side, boiler.

Utility Room

A good sized utility room, space and plumbing for fridge freezer, space and plumbing for washing machine and tumble dryer, water softener, fitted units with cupboards under, sink in work surface, wall mounted cupboards, door to kitchen, second ground floor WC and door to rear porch/boot room.

Second Ground Floor WC

Double glazed window to the rear, toilet and sink.

Boot Room/ Rear Porch

Perfect space for storing boots, coats and must have bits before leaving the house, one door leads off to the side garden and the other door leads off to the driveway.

Kitchen

uPVC double glazed window to the side, fitted kitchen units, sink bowl in work surface, wall mounted cupboards, Rangemaster electric oven with gas hobs, integrated fridge freezer, integrated dishwasher, doors lead to sitting room and utility.

Landing

Large landing area, uPVC double glazed window to the front, airing cupboard, doors lead off to the first floor rooms. Fitted ladder to boarded loft space.

Bedroom One

A large double bedroom, uPVC double glazed window to the side and front, built in wardrobes.

Bathroom

Tiled bathroom, uPVC double glazed window to the side, fitted bath, shower with folding door, vanity unit incorporating a sink, toilet.

Bedroom Two

A large double bedroom, cupboard to eaves storage, uPVC double glazed window to the rear.

Bedroom Three

A double bedroom, built in wardrobes, uPVC double glazed window to the rear.

Shower Room

A tiled suite with corner shower cubicle, sink, toilet, uPVC double glazed window to the rear.

Garden

At the front of the property a stone wall encloses a low maintenance paved front garden, flowerbeds provide space a variety of different shrubs flowers and trees, paved pathway continues from the front to the side garden. The side garden is laid to paving and provides a lovely area to sit as it quite the suntrap. The paved pathway continues to the rear of the property where you will find a driveway with parking for three cars, a raised area laid to stone chippings, and a double garage.

Double Garage

This double garage is currently configured to have a work shop at the back. As currently stands you could fit one larger car and one smaller car, however it could be converted back to create space for two larger vehicles. The workshop is a perfect area to store tools. The garage and workshop are light and power connected.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Oil fired central heating.
- Mains drainage
- 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

West Street, Broadwindsor, Beaminster, DT8

Approximate Area = 2141 sq ft / 198.9 sq m
Garage = 343 sq ft / 31.9 sq m
Total = 2484 sq ft / 230.8 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: 1175171



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

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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)

