



**14 PARRETT MEAD**

South Perrott, DT8 3PQ

**Price Guide £625,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Parrett Mead is a small cul de sac of substantial modern houses and it is no exaggeration to say No.14 is presented in excellent condition. A well designed house for comfortable living with ample reception spaces, double garage, ensuite bathroom, breakfast kitchen and a pretty, well cared for garden. This could be a five bedroom house but two of the bedrooms have previously been laid out as his & hers dressing rooms, which is great if a couple have differing schedules to allow for.

## Situation

The local area\*

- 3.1 x miles - Crewkerne
- 5.3 x miles - Beaminster
- 11.4 x miles - Bridport

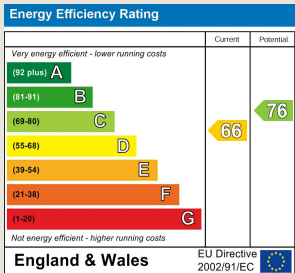
\*Distances are approximate & sourced from Google Maps.

## The local area

Located within a small cul de sac in the village of South Perrott. The village is a thriving community with amenities including an active village hall hosting a variety of classes, clubs and events. Located within a Conservation Area and in a designated Area of Outstanding Natural Beauty, yet ideally situated a short distance from the nearby towns of Beaminster & Crewkerne. Crewkerne has excellent transport links with a mainline train station to London and the southeast.

## Local Authority

Dorset Council Tax Band: F  
Tenure: Freehold  
EPC Rating: D



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## Porch

Entering the Porch there is another door straight ahead into the main Entrance Hall. With plenty of natural light from three windows, this links the main entrance, Utility Room, Garage and access to the rear Garden without needing to go outside. A space to get out of the weather before entering the main house, there is also plenty of room for boots and coats.

## Entrance Hall

The main Entrance Hall is quite dramatic with double height, as the stairs rise and turn to a galleried landing at first floor level. Doors off to most ground floor rooms.

## Kitchen

Range of modern fitted base and wall units with integrated appliances along three walls and a breakfast bar coming out into the room. Window to side and rear aspects. Door off to Utility.

## Dining Room

Next to the Kitchen, double doors open from the hall into this separate Dining Room. Window to rear aspect.

## Study

Ample home office for working from home, research or hobbies. Window to rear aspect.

## Sitting Room

A large main reception room with window to front aspect and French windows opening onto rear garden. There is a striking tiled wall and the rest of the room has neutral decor. Fitted with well planned versatile lighting, having downlighters above the sofa, but also the coving around the edge of the ceiling conceals LED mood lighting that can be adjusted to any colour.

## Utility Room

Space and plumbing for washing machine. Laminate worktop with inset sink & drainer. Door off to Porch.

## Downstairs WC

Wash hand basin & close coupled WC. Obscure glazed window to front aspect (into Porch).

## Master Bedroom

A generous bedroom even with a kingsize bed in. Dual aspect with windows to rear and side.

## En-suite

Wash hand basin, close coupled WC and shower cubicle. Window to front aspect.

## Bedroom 2

Double bedroom with built in double wardrobe. Window to rear aspect.

## Bedroom 3

Double bedroom with built in double wardrobe. Window to front aspect.

## Bedroom 4

Ample wardrobe space built in. Window to rear aspect.

## Bedroom 5

Large storage unit built in. Window to rear aspect.

## Bathroom

Wash hand basin and close coupled WC built into fitted storage units along one wall. Full size P shaped bath with shower over. Window to front aspect.

## Outside

The grounds give enough space to enjoy the outside, without being daunting to maintain.

To the front there is driveway parking for two cars outside the Garage and a healthy front lawn bordered by neatly trimmed hedges. The rear garden has

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a large patio and another lush lawn bordered by well maintained fences and hedges. There is a utility area screened off with fencing so the oil tank, bins etc are tucked out of sight.

The River Perratt runs along one border in a channel well below garden level, and the house benefits from Riparian Rights to take a certain amount of water. For this purpose there is a pump housed in an enclosure in the corner which is partly why the lawn is so healthy!

## Double Garage

Fully functional as a Garage with black tiled floor and understated industrial chic lighting. The whole back wall has fitted enclosed storage units. Door and window to rear Garden. Powered remote control double garage door open onto the driveway.

## Tenure

Freehold

## 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

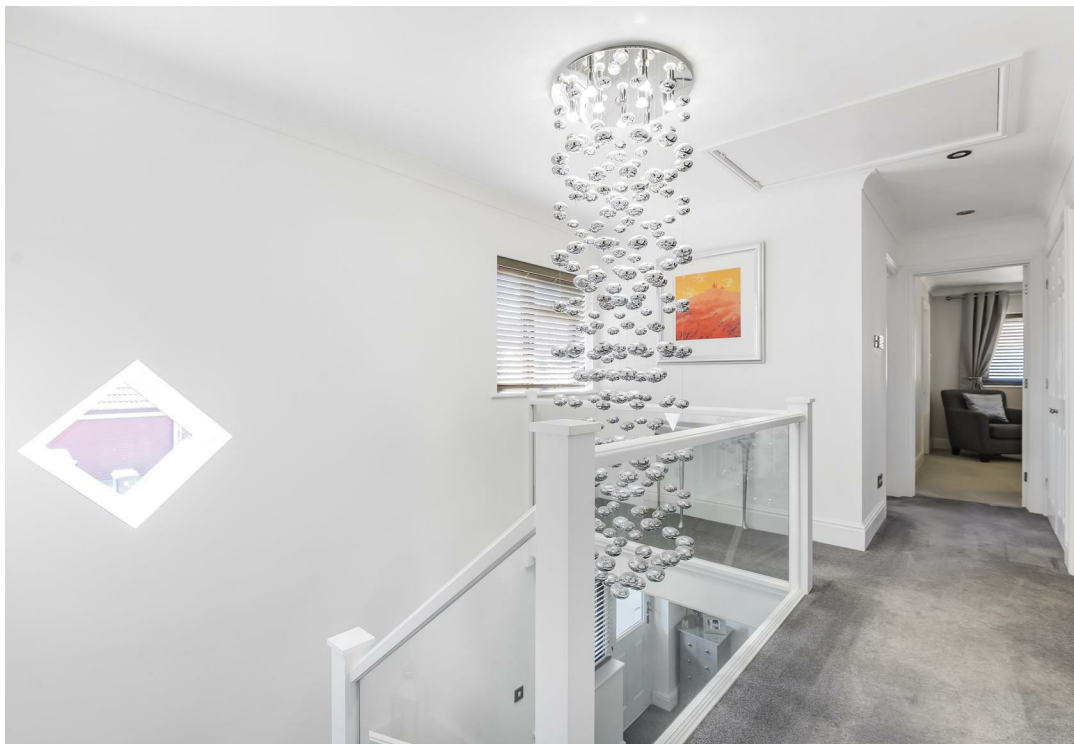
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)











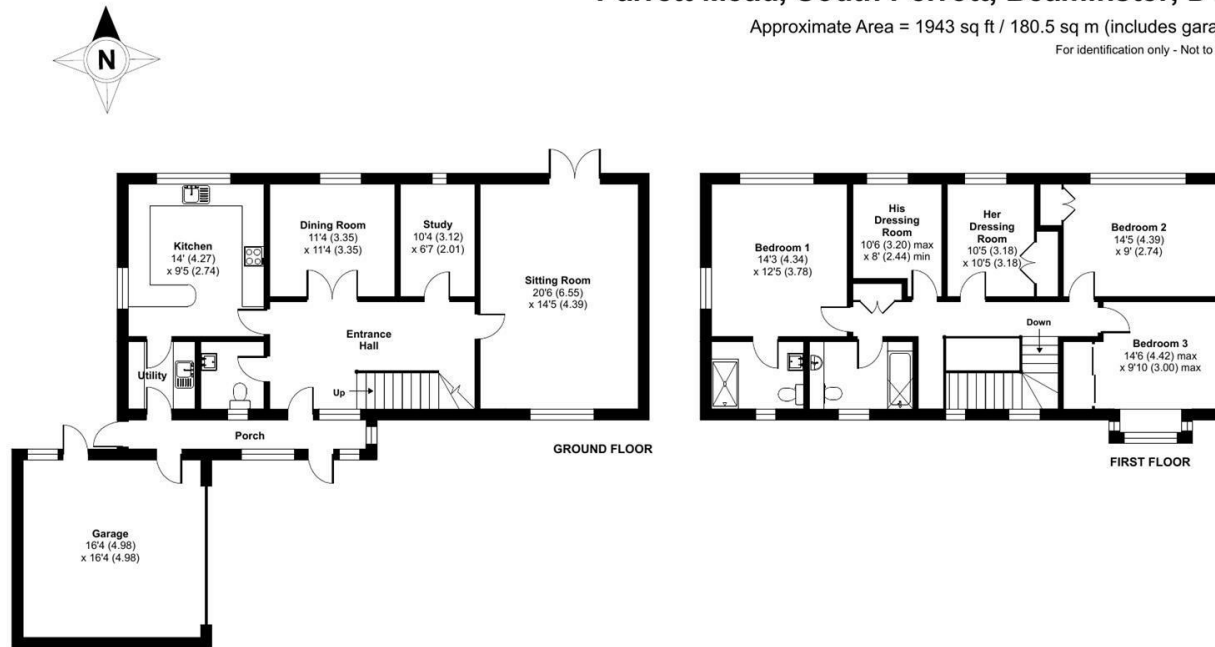




## Parrett Mead, South Perrott, Beaminster, DT8

Approximate Area = 1943 sq ft / 180.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Mayfair Town & Country. REF: 911738



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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

