



2 WEST SIDE

Chedington, DT8 3JA

Price Guide £540,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in charming Chedington, this delightful house offers a perfect blend of comfort and natural beauty. With three spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. One of the standout features of this home is the far-reaching views that stretch across the picturesque landscape, providing a serene backdrop to daily life. Imagine waking up to the gentle sounds of nature and enjoying your morning coffee while taking in the stunning scenery. The attractive gardens are a true highlight, offering a peaceful retreat for relaxation or entertaining. Whether you wish to cultivate your green thumb or simply enjoy the beauty of well-maintained outdoor spaces, these gardens provide ample opportunity for both. This house in Chedington is not just a home; it is a lifestyle choice, offering a tranquil setting while still being conveniently located near local amenities. If you are looking for a property that combines spacious living with breath-taking views and beautiful gardens, this is an opportunity not to be missed.

Situation

The local area

3.9 miles - Crewkerne Station

4.7 miles - Beamminster

10.7 miles - Bridport

*All distances are approximate and sourced from Google Maps

The local area

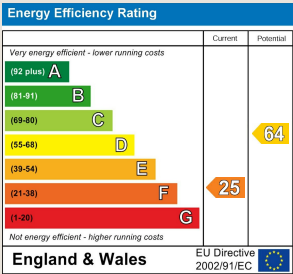
Chedington is a small, picturesque village located in an elevated position within the parish of West Dorset. Highly-sought after, the village has a fantastic public house and eatery with wonderful views over Dorset & South Somerset. Boasting an active community, the village hall hosts many social events.

Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: F



PROPERTY DESCRIPTION

Entrance Lobby

Radiator and stairs to first floor.

Cloakroom

Suite comprising low level w/c and handbasin.

Living Room

A splendid dual aspect room with feature fireplace with wood burner.
Radiator and far reaching views.

Kitchen/Dining Room

A particularly fine room with magnificent views over the Dorset and Somerset countryside which is the hub of this superb house. Slate tiled flooring, good range of cupboards and drawers. Single drainer sink unit with mixer tap, 2 skylights, extractor hood, and plumbing for washing machine. There is a further range of cupboards and bookshelves housing the LPG gas fired boiler. Double sliding doors leading to the gardens and terrace.

First Floor

Landing

Bedroom One

.Large size bedroom at the front of the property. Radiator.

Bedroom Two

Stunning views over garden and beyond. Stairs to home office. Radiator.

Bedroom Three

Bedroom at the front of the property. Radiator.

Bathroom

Newly-fitted, contemporary suite comprising deep freestanding bath with mixer tap, shower cubicle, low level W/C and radiator.

Second Floor

Home Office

A delightful room with beams, radiator and far reaching views .Door to storage room.

Outside

Side access and double gates leading to an ample parking area (for 2 cars) and electric charging point.

Gardens

The gardens are a particular feature and comprise a paved terrace with splendid views which are an ideal location for alfresco dining or just enjoying a drink with friends or family. Leading from the terrace is a bridge over a small natural pond. You then walk down to a larger natural pond with a decking area ideal for sitting and communing with nature. As you walk down to the bottom of the garden you pass young and mature trees, a variety of flowers and shrubs, and an extensive area with large raised beds and a small orchard. Corrugated storage shed and more rural views from the bottom of the garden which adjoins open farmland.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Heating LPG
- 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

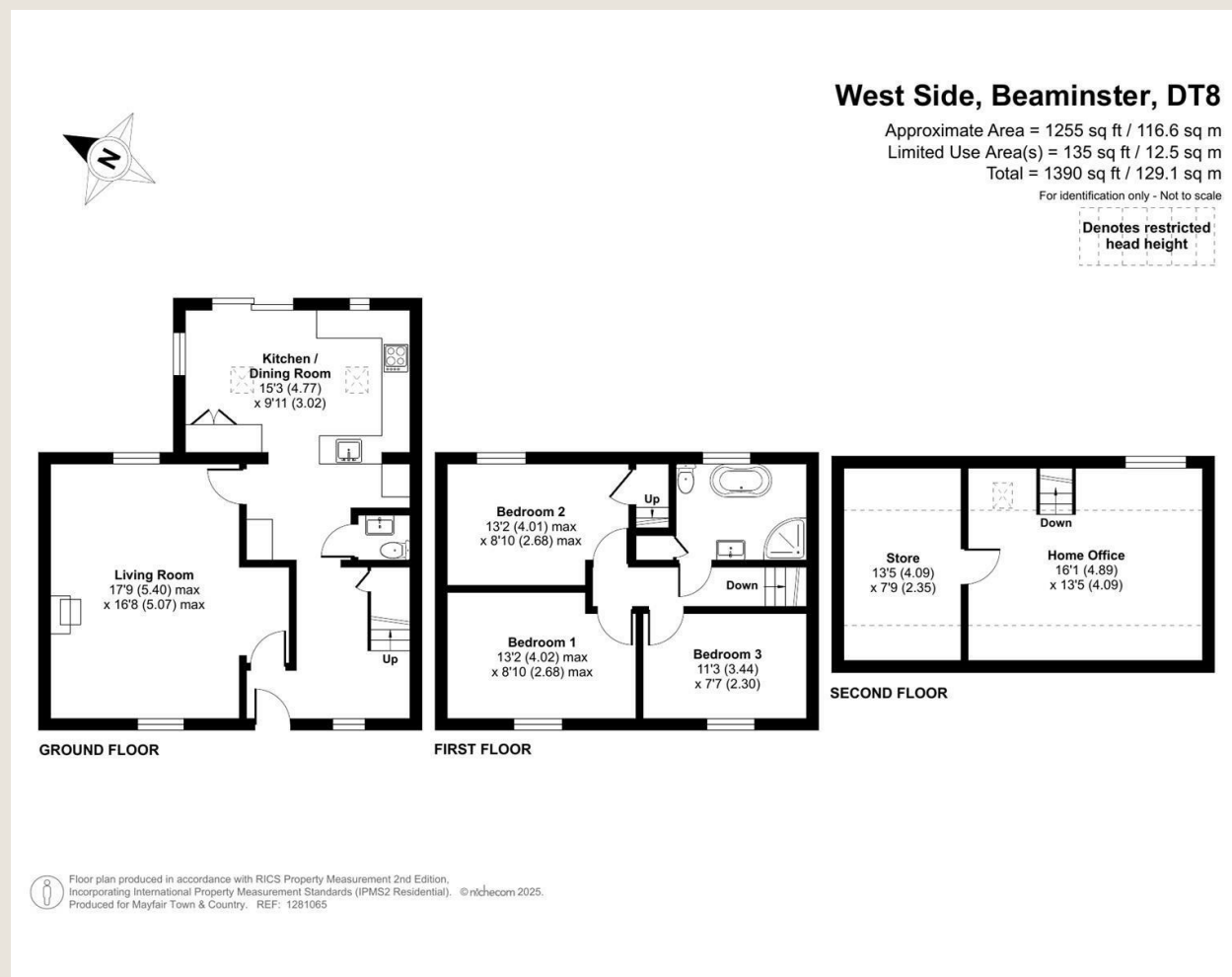
Ofcom checkers below:

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



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)

