



5, Millfield, Beaminster, Dorset

A spacious two/three-bedroom detached bungalow with double garage and parking located in one of the most sought-after cul-de-sacs in Beaminster.

Guide Price
£595,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

5, Millfield, Beaminster, Dorset, DT8 3EX

- Detached
- Two/three bedrooms
- Two reception rooms
- Modern kitchen and bathroom
- Sizeable rear garden
- Double garage and parking
- Close to town and countryside

Viewing strictly by appointment through
Symonds & Sampson Beaminster Sales Office
on 01308 863100





Positioned within one of Beaminster's most desirable cul-de-sacs on the edge of the town, this well maintained property offers a great sense of space throughout. The heart of this home lies in its modern kitchen, where an array of integrated appliances effortlessly combines style and functionality. Two to three spacious reception rooms offer versatile living spaces, allowing you to tailor them to your specific needs, whether it be for relaxation, entertainment, or work. One reception room could also be used as a third bedroom. Adding to its appeal is an updated bathroom with a modern design, featuring a separate walk-in shower and bath. Stepping outside, you'll discover meticulously landscaped gardens edged with a gentle stream. Meanwhile, the sizable double garage and driveway parking at the front provide convenience and ample storage space. This property offers comfortable living in a highly sought-after Beaminster location.

Accommodation

The property is laid out as follows:

Leading into the property is a uPVC door taking you into the hallway. From the hallway are doorways leading to all principal rooms.

The sitting room is a spacious room with large windows on the front and side aspect. This room has been extended over the years resulting in an adjoining room which can now be used as an addition separate reception room or bedroom.

There is a modern kitchen on the rear aspect fitted with a variety of cream base and wall units with a grey worktop over. There is a range of integrated appliances including an eye level electric double oven with gas hob adjacent. There is space under counter for a dishwasher and sink inset.

Off the kitchen is the utility room with a matching worktop to the kitchen. From the utility are doorways leading into the cloakroom, garage, and garden. The cloakroom comprises of a white suite with WC, wash hand basin and radiator.

Off the kitchen is a sizeable dining room with space for a table and chairs to seat six.

There are two sizeable double bedrooms with built in storage. One of the bedrooms has a surprisingly big wardrobe which has previous doubled up as a home office space.

Finally, there is a modern bathroom suite fitted in white with a wash hand basin, WC, walk in shower with thermostatic shower, bath, and heated towel rail.

Outside

On the front aspect is a well-maintained low maintenance garden with driveway and access to the garage.

The garage is a great size with power, plumbing and a newly fitted electric roller garage door.

On the rear aspect is a beautifully kept garden with a sloping centre lawn. Off the rear door is a sizeable sun terrace leading down the gentle flowing stream at the rear of the garden. The garden is bordered with a variety of mature planted small trees and shrubs.

Location

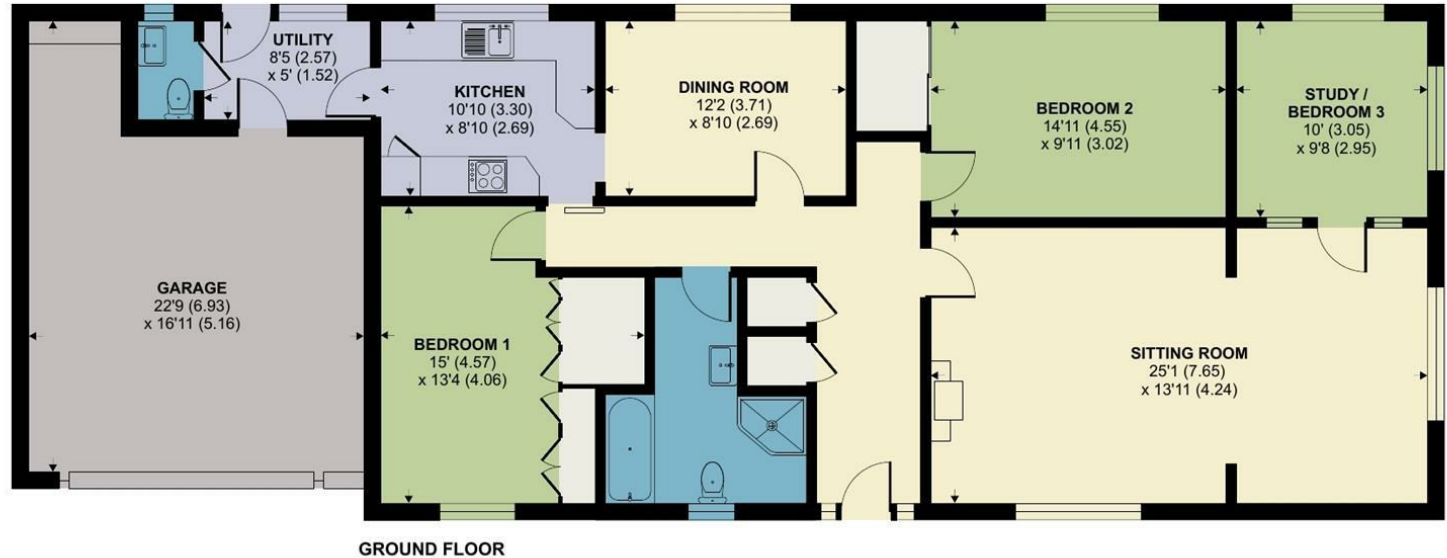
Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants, and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music and arts festival. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo). Super-fast broadband is available.

Services

All mains services are connected.

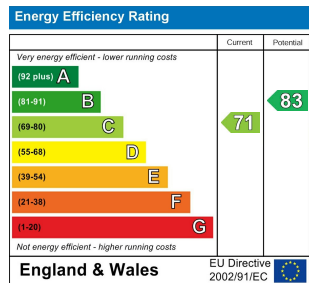
Millfield, Beaminster

Approximate Area = 1347 sq ft / 125.1 sq m
 Garage = 313 sq ft / 29 sq m
 Total = 1660 sq ft / 154.2 sq m
 For identification only - Not to scale



Directions

From Beaminster Square turn into Feet Street signposted for the public carpark. Continue up here passing Beaminster School on your left. At the fork in the road take the right hand road and turn first right into Millfield. This property will be found on the right hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1030773



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01308 863100
 Symonds & Sampson LLP
 Symonds & Sampson 36 Hogshill Street, Beaminster, Dorset, DT8 3AA
 beaminster@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

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