



## 17, Fair oak Way, Mosterton, Beaminster, Dorset

A detached three bedroom bungalow with large garden located in sought-after cul-de-sac and no onward chain.

Offers In Excess

**£295,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**17, Fair oak Way,  
Mosterton, Beaminster,  
Dorset, DT8 3JQ**

- Three Bedrooms
- No Onward Chain
- Desirable Edge of Village Location
  - Open Fields to Rear
  - Conservatory
- Secluded Mature Rear Garden
  - Cul-De-Sac Location
- Close to Local Amenities

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





This charming detached bungalow is located within the picturesque and much sought after village of Mosterton. It benefits from a desirable edge of village location, in a quiet tucked away cul-de-sac, with open fields to the rear. Set on a generous corner plot, the property has a spacious layout with lounge/diner, kitchen, conservatory, 3 bedrooms and shower room. Early viewing is strongly advised.

#### Accommodation

The lounge/diner is a bright room with a bay window, functional fireplace and access to the conservatory via sliding doors.

Conveniently located, and with a door to the driveway, the spacious fully-fitted kitchen offers both eye and base level storage units. It features an integrated hob and cooker. Also included are a fridge, freezer and washing/drying machine.

To the rear, the conservatory is flooded with natural light and surrounded by the beautiful garden. Providing access outside, it is the perfect place to relax in a bright and airy space.

There are 3 good sized bedrooms, each offering ample space and natural light. The master bedroom enjoys views of the rear garden, through the large patio door, which opens onto a private terrace.

The shower room has a WC, wash basin, large shower enclosure and airing cupboard. There is a separate WC, large half-boarded loft space and 2 storage cupboards.

#### Outside

Providing ample outdoor space, the mature, secluded and easily maintained rear garden is filled with shrubs, flowers and fruit trees. There are 2 small ponds, one of which has several fish. This garden has been created as the perfect retreat for those who appreciate privacy and calm surroundings. The greenhouse is a great place for those with green fingers. Having potential to function as a home office, the garden workshop has lights, power, shelving and a workbench.

A long private driveway provides ample parking space for several vehicles. The 1½ size garage has lights, power and shelving. To the front of the property is a small lawn and a border with shrubs. A level path provides access to the front door.

#### Location

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall, a park and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

#### Services

Mains water, electricity and drainage are connected.

#### Broadband:

Standard and superfast are generally available.

#### Mobile phone coverage

EE - you should expect to receive a signal for voice and data indoors.  
O2/Vodafone - you should only expect to receive a signal for voice indoors.

3 - you not expect to receive a signal for voice or data indoors.

EE/3/Vodafone/O2 you should expect to receive a signal for data/enhanced data and voice outdoors.

Information from <https://www.ofcom.or.uk>

#### Local Authority

Dorset Council - 01305 251010

Council Tax Band : C

#### Property information

##### Planning:

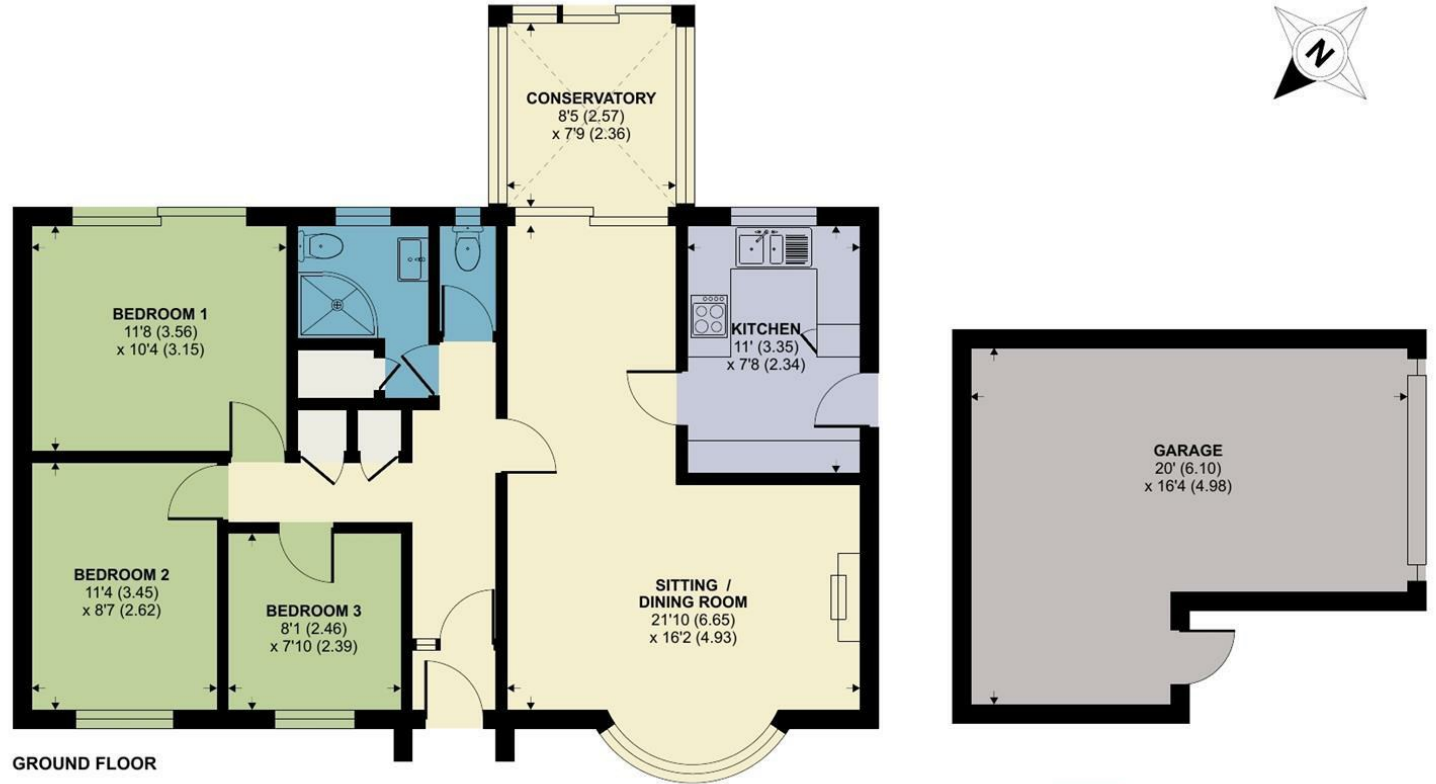
There are no current planning applications which we believe will impact this property.

Flood risk:  
 Surface water High Risk  
 Details of which can be found via  
<https://planning.dorsetcouncil.gov.uk>

## Fairoak Way, Mosterton, Beaminster

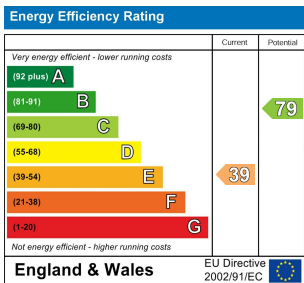
Approximate Area = 926 sq ft / 86 sq m  
 Garage = 271 sq ft / 25.1 sq m  
 Total = 1197 sq ft / 111.1 sq m

For identification only - Not to scale



### Directions

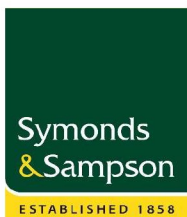
From Beaminster proceed on the A3066 passing through the tunnel. Continue into the village of Mosterton and Fairoak Way can be found on the right. The bungalow is the last bungalow on the left in the first cul-de-sac on the right past the school.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1031050



ME/3530/8.9.23 amended 27.10.23, 9.1.24,  
 12.2.24



01308 863100

Symonds & Sampson LLP  
 Symonds & Sampson 36 Hogshill Street, Beaminster, Dorset,  
 DT8 3AA

beaminster@symondsandsampson.co.uk  
[www.symondsandsampson.co.uk](http://www.symondsandsampson.co.uk)

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