



8, Millfield, Beaminster, Dorset

A desirable 3 bedroom bungalow situated in a prime location with a large garden, double garage and parking.
No onward chain.

Guide Price
£680,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**8 Millfield,
Beaminster,
Dorset, DT8 3EX.**

- Generously proportioned bungalow
 - Modern kitchen
 - 3 double bedrooms
 - Private garden
- Double garage and parking
 - No onward chain

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





This prestigious property resides in a highly desirable location on the edge of Beaminster. The bungalow is perfectly positioned in a corner plot with a sizable garden edged by a stream.

Internally the accommodation is surprisingly spacious featuring two generous reception rooms, both with sliding doors out onto an elevated terrace and views over the extensive garden. The modern kitchen/breakfast room showcases sleek high gloss units and ample space for dining. Each of the three double bedrooms is characterized by an abundance of natural light. The master offers excellent mirrored storage and an en-suite. The garden gracefully envelops three sides of the property providing a delightful outside space with steps down to a stream. There is excellent parking for a number of cars as well as a super double garage.

Accommodation
The property is laid out as follows

A glass door opens into the porch with plenty of space for coats and shoes. Entrance door into main hall. All principal doors leads off the hall. There is a storage cupboard off the hall containing the modern gas boiler.

The two main reception rooms both overlook the enclosed garden. The beautifully proportioned sitting room is filled with light from its dual aspect and French doors opening out onto the elevated terrace. The central feature of this room is a stone fire place topped in marble with inset gas fire. A door opens into the dining room.

The dining room is a grand room perfect to impress any guests. Again the room is dual aspect with sliding doors out to the terrace. You could easily seat eight people comfortable to dine. A door from this room opens into the kitchen/breakfast room.

This spacious room has been fitted with modern high gloss base and wall units in an attractive soft green/grey topped in a complimentary speckled laminate work surface. There is a range of cupboards and pan drawers. Integrated items include an eye-level oven with separate grill, induction hob and an extraction fan over. The design of the kitchen includes space for a dishwasher. This room has plenty of space for a breakfast table and chairs to seat four to six people. The aspect is to the side.

The adjoining utility has further base units with a stainless steel sink. Here you will find space and plumbing for a washing machine and tumble dryer. A door opens out to the garden.

The three bedrooms are all set at the far end of the hall away from the reception rooms. The master bedroom is a great double room with views to the front. The bedroom benefits from a wall of floor to ceiling mirrored storage wardrobes. Adjoining is a modern en-suite shower room with walk-in shower, vanity unit with basin and W.C.

The Guest bedroom is another good size double and has two built-in double wardrobes, glazed units and drawers. The third double bedroom has a front aspect and could be a study if so desired.

Outside

This property is accessed through a gateway leading to ample parking for a number of cars. Set within this space is a large double garage with electric door and pitched roof, excellent for overhead storage.

A stone wall with an arch way separates this area from the main garden and the property's main entrance. The garden wraps around three sides of the property and is mostly laid to lawn with mature trees and shrubs creating a very private feel. There is a raised terrace coming off the rear side of the bungalow creating a perfect place to sit and enjoy the views. Steps lead down to lower garden which is edged by a stream.

Situation

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.

Local Authority

Dorset Council www.dorsetcouncil.gov.uk

Council Tax Band F.



Millfield, Beaminster

Approximate Area = 1492 sq ft / 138.6 sq m

Garage = 189 sq ft / 36.1 sq m

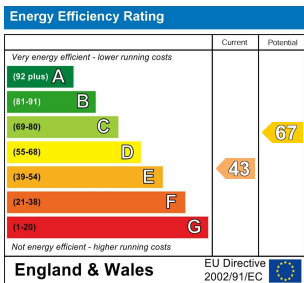
Total = 1881 sq ft / 174.7 sq m

For identification only - Not to scale



Directions

From our office turn left and continue to the Square turning first left into Fleet Street. Continue for around a third of a mile with the school on the left, take the right hand fork and Millfield will be found on the right after about 30 yards. Turn into Millfield and bear left, number 8 is in the top right hand corner approached over a private driveway.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1048014



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