



1, Redwood Close, Beaminster, Dorset

Guide Price
£600,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A delightful hamstone property in a central location within easy reach of amenities with garden, garage and parking.

**1, Redwood Close,
Beaminster,
Dorset, DT8 3DN**

- Detached
- 4 bedrooms
- 3 reception rooms
- Excellent order
- Low maintenance garden
- Garage and parking
- Walking distance of town facilities

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This elegant home sits in a hidden away location yet within easy reach of all that Beaminster town has to offer. Built-in hamstone in 1998 and designed in the style of a corner house, the property offers generous accommodation spread across two floors. Downstairs you will find three reception rooms including a dual aspect sitting room, dining room and hexagonal garden room with views over the garden. Upstairs there are four bedrooms, all coming off a spacious galleried landing. The principle bedroom benefits from a shower en-suite. Outside is parking for one car by the property as well as a detached garage at the end of the garden. To the front and rear the gardens are low maintenance with feature trees and shrubs. If you are looking for a glorious home close to the centre of town then please call to book a viewing.



Accommodation

The property is laid out as follows

A paviour path curves up to the entrance door. This opens into a hall with doors off to all the principal rooms. Beautiful wood effect Amtico flooring extends throughout all the downstairs. The first reception room is a dual aspect sitting room with French doors out to the garden room to the rear. The central feature is a decorative gas fire with brass surround and granite hearth.

The garden room sits to the rear of the property with views over the garden. With a stone elevation, glazed windows all around and insulated roof above. It is in an attractive hexagonal shape with plenty of space for seating and dining. A door opens out to the garden.

The dining room is set again to the front with plenty of space for a table and chairs to seat six - eight people.

The kitchen has a broad range of wall and base units in beech effect with speckled laminated worktop over. Integrated items include an eye-level dual oven with grill, gas hob, dishwasher and fridge. With composite one and half bowl sink. The kitchen looks over the rear garden. Off the kitchen is the utility. Here there is space and plumbing for a washing machine, tumble drier and fridge freezer. The units match those in the kitchen. A back door opens into the garden.

Upstairs is a wonderfully light and airy galleried landing with all doors leading off to the bedrooms. The good size principal bedroom is set to the rear of the property with views over the garden and the roof tops beyond. It has a modern shower ensuite with enclosed shower cubicle, basin set over a vanity unit and W.C. The remaining bedrooms comprise of two other double bedrooms, one of which is used presently as a craft room/study. The last bedroom is a useful single.

The family bathroom is in a classic champagne colour and comprises of a bath with decorative glass shower screen, pedestal basin and W.C.

Outside

The property has low maintenance gardens to the front and rear. The front garden is an attractive space softened with mature trees and shrubs. A paviour path meanders through the various beds leading up to the front door. The rear garden is set over a number of levels rising up to a seating area with pergola over, a perfect place to relax on a summers day. This again is deeply planted with colourful shrubs and trees. Greenhouse. The single garage is located to the back of the garden with pedestrian door for entry. This garage has up and over door. With electrical supply.

Situation

Beaminstor is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Natural landscape. 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 mainline railway service to London (Waterloo).

Services

All mains services are connected.

Broadband

Standard, superfast and ultra fast are generally available.

Mobile phone coverage

EE/Vodafone/3/02 - You are likely to have good coverage on voice and data indoors.

EE/Vodafone/3/02 - You are likely to have good voice/data and enhanced data coverage.

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

Local Authority

Dorset Council - <https://www.dorsetcouncil.gov.uk>
Council Tax Band F.

Property Information

Details can be found via
<https://planning.dorsetcouncil.gov.uk>

Directions

From Beaminster Square proceed on the A3066 towards Crewkerne, at the mini roundabout continue straight over and turn immediately right into Redwood Close, this property will be found on the the right-hand side.

Redwood Close, Beaminster

Approximate Area = 1364 sq ft / 126.7 sq m

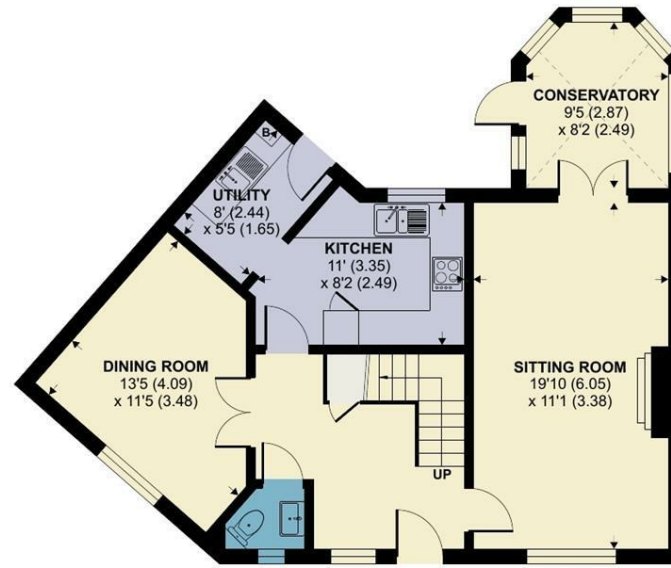
Garage = 165 sq ft / 15.3 sq m

Total = 1529 sq ft / 142 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Symonds & Sampson. REF: 1082771



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