



Kestrels, , Littlewindsor, Beaminster, Dorset

Guide Price
£625,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

A perfect country property with a generous garden, garage and parking residing in a village hamlet with rural views

**Kestrels,
Littlewindsor, Beaminster,
Dorset, DT8 3QU**

- Detached
- 4 bedrooms
- 2 bathrooms
- Kitchen/dining room with Aga
 - Garage and parking
 - Easy access to facilities

Viewing strictly by appointment
Symonds & Sampson
01308 863100





The property is situated in the small hamlet of Littlewindsor and offers spacious accommodation across two floors having been extended by the present owners. This 4 bedroom house sits in a good-sized garden plot with an open aspect to the rear looking out across the beautiful surrounding countryside. Internally you will find a super dual-aspect kitchen/dining room with bespoke kitchen units with stunning granite and solid oak wood worktops, breakfast bar, and plenty of space to entertain in the dining room. The sitting room again is dual aspect with a wonderful multifuel wood burner creating a lovely cosy atmosphere here. Upstairs there are 4 good-sized bedrooms with one used as a very useful craft room and most with great country views. Outside it has a picturesque garden separated into various areas including a productive garden and plenty of mature trees and shrubs. Double doors open into the garage with off-road parking to the front. Early viewing is strongly recommended.



Accommodation

The property is laid out as follows

Entrance door into a useful boot room which then opens into an area which is presently used as a study with a front aspect, including stone mullion windows and door off to the side which opens into a utility area with space and plumbing for a washing machine.

As we move into the kitchen/dining room, you start to see how generous the proportions of this house are. Light and airy with maple flooring, which runs through the downstairs, this family room has much to offer. The kitchen has bespoke solid pine units topped with stunning granite and oak worktops. A double Belfast sink sits under a window to the side. There is space for a slot in cooker and dishwasher. The heart of this room is the oil-fired two oven Aga which also helps heat the hot water. For additional storage, there is a super walk-in larder. A separation from the dining room is provided by the breakfast bar with

seating for two. The dining space is located in the new extension. At the far end of the room, you can sit and enjoy views over the garden through a large picture window. There is plenty of space to seat 6 to 8 people as well as space for a sofa.

The sitting room is accessed via a corridor leading off the kitchen where there is understairs storage. The generous sitting room is again dual aspect with French doors out to the rear garden terrace. The central feature of this comfortable room is the large wood burner which also services the heating for the property.

Returning to the dining space, a door here opens into the rear hall with a door out to the garden and stairs rising. Off the hall is a super family wet room comprising of a double open shower with a wonderful rainfall shower head, basin set over a vanity unit and W.C.

Moving upstairs, there are 4 double bedrooms, all with

stripped pine doors. The principal bedroom has excellent built in storage across one wall, side aspect and a decorative Victorian fireplace. There are two further bedrooms and the fourth double bedroom is presently used as a craft room. This room looks out across the countryside and makes a very desirable working space with plenty of light.

The family bathroom is of very generous proportions. It comprises of a bath, bidet, suspended basin and W.C. There is also an airing cupboard and an immersion heater.

Outside

There is a short gravel drive off the lane which provides parking for one to two cars. This leads up to a single garage with double wood doors. The garden can be accessed from the house off the rear hall. A door opens into a timber framed porch, a perfect place to store muddy boots. Off the rear of the property is a paved terrace with paths which lead up through the garden. Trellis and an archway





separate the main garden from the terrace. This is covered in colour in the summer. There is a productive garden and fruit trees. With a shed and greenhouse.

Situation

Littlewindsor is a small hamlet a short distance from the villages of Mosterton, Drimpton and the village of Broadwindsor with amenities including public house, village hall, church, primary school, community shop and an interesting 'craft centre' which has a variety of local studios and a tea room/restaurant. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. Main line rail service (Exeter - Waterloo) will be found at Crewkerne.

Services

The property has private drainage and water supply.

Heating is provided via a back boiler in the living room and

the hot water cylinder is heated via the oil-fired Aga or directly in the cylinder.

Broadband - Standard and ultrafast are generally available.

Mobile phone coverage -

EE/Vodafone - you are likely to have good coverage indoors for voice and data.

O2 - you are likely to have good coverage indoors for voice but not data.

3 - you should not expect to receive a signal indoors.

EE/Vodafone/O2/3 you are likely to have good coverage for voice/data/enhanced data outside.

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

Local Authority

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

Council Tax Band D

Property information

There are no present planning applications of which we are

aware that will impact the property

The flood risk for both surface water and rivers is very low.

Details can be found via

<https://planning.dorsetcouncil.gov.uk>

Directions

From our Beaminster office turn right and continue on the A3066 signposted Mosterton. Continue through the tunnel and take the first turning left signposted Littlewindsor and Broadwindsor prior to entering the village of Mosterton. Continue down the road to a sharp bend and proceed straight across signposted Littlewindsor and Drimpton. Turn left signposted Broadwindsor and Kestrels will be found on the left hand side.



Littlewindsor, Beaminster

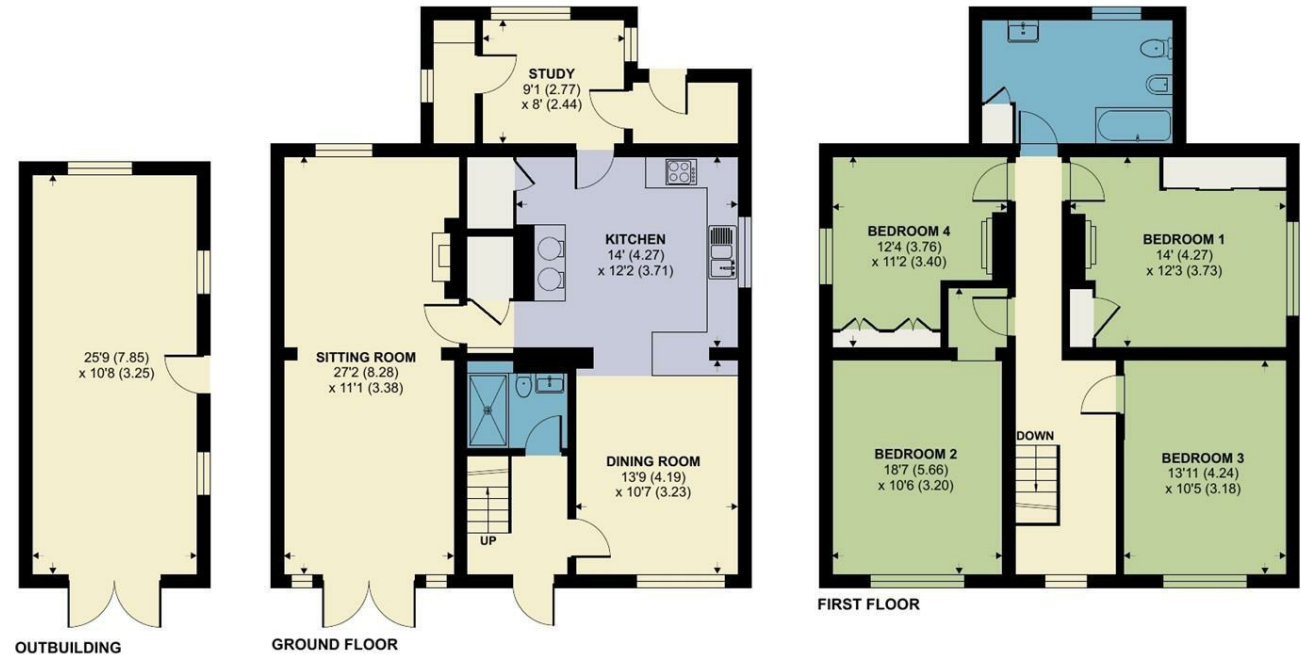
Approximate Area = 1837 sq ft / 170.6 sq m

Outbuilding = 276 sq ft / 25.6 sq m

Total = 2113 sq ft / 196.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Office/Neg/Date reference



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Symonds & Sampson. REF: 1087622



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