



3, Marksmead, Drimpton, Beaminster, Dorset

A four bedroom detached three storey family home with garden, garage and parking located on the edge of the village of Drimpton.

Guide Price
£390,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

3, Marksmead, Drimpton, Beaminster, Dorset, DT8 3RZ

- Detached
- 4 bedrooms
- Two bathrooms
- Large reception room
- Garden and garage
- Village location

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This generous four bedroom family home is located on the edge of the village of Drimpton. Set over three floors, the property offers spacious accommodation. Downstairs there is a super kitchen/breakfast room and a dual aspect sitting room. On the first floor, the landing has a loft hatch and airing cupboard where the electric boiler and emersion heater are located. There are two bedrooms, both with front aspect. The double bedroom has a large understairs cupboard for storage. From here there are views across gardens and a field.

Internal description

The property is laid out as follows:

Entrance door opening into hall with stairs rising and all doors leading off.

To the right is the main reception room. This attractive dual aspect room is spacious with French doors to the rear opening out onto the terrace and the front aspect windows benefitting from plantation shutters. The central feature is a stone and brick fire surround with inset AGA wood burner.

The kitchen has a comprehensive range of wall and floor units in a soft cream and topped in a solid wood work surface. Integrated items include an electric hob, grill and oven. There is space for both a washing machine and dishwasher. A door to the rear leads into a lobby. Here is located the downstairs cloakroom with white suite and the back door into the garden.

On the first floor off the landing is a loft hatch and airing cupboard where the electric

boiler and emersion heater are located. There are two bedrooms both with front aspect. The double bedroom has a large understairs cupboard for storage.

There is a recently installed shower room on one side comprising of a glazed walk in shower cubicle with thermostatic shower over, wash hand basin and WC. There is a further bathroom opposite with a generous size bath, wash hand basin and WC.

Moving up another staircase we find a further two double bedrooms. one bedroom benefits from under-eaves storage and two integral cupboards, the other bedroom has an integral wardrobe. Both have large Velux windows which overlook the village rooftops and beyond.

Outside

To the front is an attractive gravelled area which edges the path up to the front door. Attractive wrought iron railings and gate set off the property beautifully.

To the rear is an enclosed rear garden. Off the rear of the property is a paved terrace with a Georgian style glazed veranda set overhead. A path leads up through the lawns and on to the enclosed rear parking space and large solid wood double gates. The garage can be accessed from the garden through a pedestrian door.

The single garage is accessed off the main drive through Marksmead. It is a single garage with vaulted roof for additional storage. Up and over door.

Property Information

There are no planning application within the postcode which would effect the property, that we have been made aware of.

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

The property is within a low risk flood for surface water and a very low risk area for rivers and sea flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Services

Mains water, electricity and drainage. Electric fired central heating.

Local Authority : Dorset Council band : D

Super fast broadband is available. All four major networks offer outdoor service whereas only Vodafone offers indoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Situation

Drimpton is a small village on the Dorset/Somerset border approximately eleven miles from the coast and about five miles from both Beaminster and Crewkerne. The

village facilities include superfast broadband, a public house, church, village hall and recreation ground with numerous footpaths giving access to the surrounding countryside. The village of Broadwindsor lies approximately two miles to the south-east and has a community shop, public house, village hall, church, primary school and an interesting 'Craft Centre' which has a variety of local studios and a tea room/restaurant. 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.



Marksmead, Drimpton, Beaminster

Approximate Area = 1053 sq ft / 97.8 sq m

Limited Use Area(s) = 48 sq ft / 4.5 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1254 sq ft / 116.5 sq m

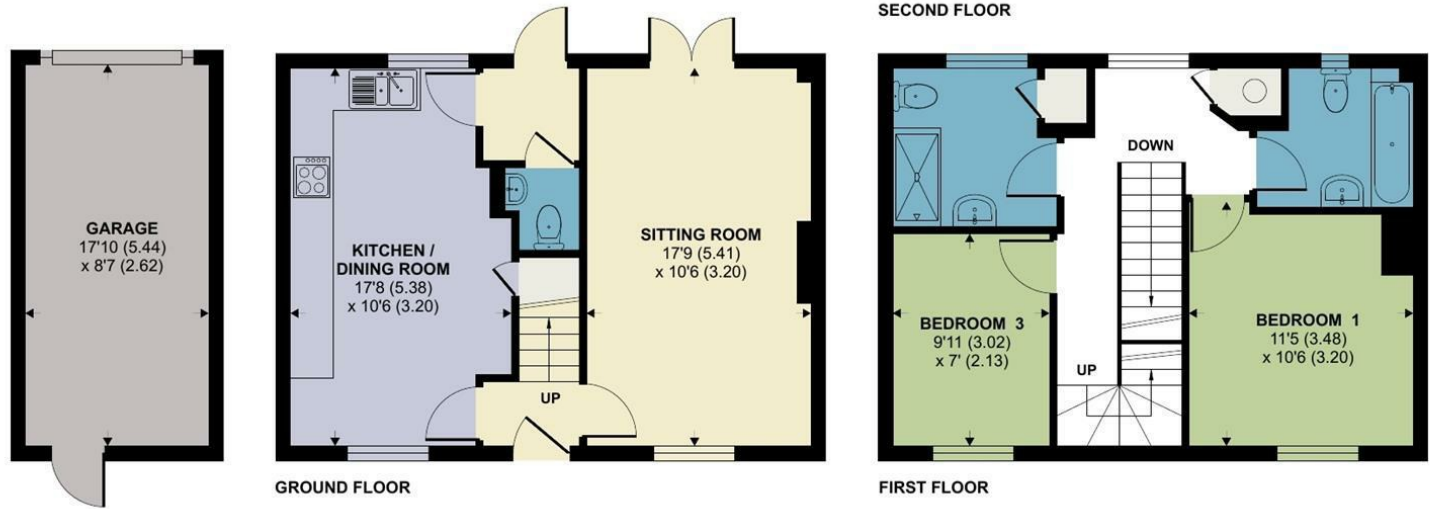
For identification only - Not to scale

Denotes restricted head height

Directions

From our office in Beaminster, proceed out towards Yeovil along the A3066 and after approximately 200 yards bear left at the mini roundabout towards Broadwindsor (B3163). Continue towards Broadwindsor, through the village and after approximately 2½ miles, you will enter the village of Drimpton. Pass the Royal Oak public house on the right hand side and turn right signposted Clapton and Crewkerne. Continue along

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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). © nlicom 2021. Produced for Symonds & Sampson. REF: 774378

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