



2, Oxhayes, Drimpton, Beaminster, Dorset

Spacious detached two-bedroom bungalow situated in the sought after village of Drimpton.

Guide Price

£325,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2, Oxhayes, Drimpton, Beaminster, Dorset, DT8 3RP

- Detached
- Two reception rooms
- Two double bedrooms
 - Two bathrooms
- Wood burning stove
- Wrap around garden

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





A spacious detached two-bedroom bungalow located in the centre of Drimpton. Nestled within nature's embrace, this charming two-bedroom detached bungalow offers an idyllic escape from the hustle and bustle of city life. Boasting two inviting reception rooms, one of which features a cosy wood burner, this residence presents the perfect blend of modern comforts and rustic charm. Two generously sized double bedrooms and two bathrooms provide ample space for relaxation and rejuvenation. As you step outside, you'll be captivated by the picturesque wrap-around garden, complete with a gently flowing stream at the rear, creating a truly enchanting atmosphere. Moreover, the convenience of a garage and driveway parking ensures that every aspect of your comfort is taken care of. Embrace the comfort and natural beauty of this delightful bungalow. No onward chain!

Accommodation

The property is laid out as follows:

Leading into the property is a uPVC door taking you into the hallway. Off the hallway are doors to all principal rooms.

The sitting room is on the front aspect and boasts of a fully functioning cosy wood burner. Off the sitting room is the second reception room which is a sizeable conservatory with French doors opening out onto the beautifully kept gardens.

The kitchen comprises of wooden shaker style base and wall units with a marble effect roll edge worktop over. There is space for a freestanding electric cooker with cooker hood over. There is an integrated tall fridge freezer next to the doors leading to the utility space. The utility space comprises of power and plumbing for a washing machine and an oil fire wall mounted boiler.

There are two spacious double bedrooms. The main bedroom boasts of a modern shower room fitted in white comprising of a wash hand basin, WC and walk-in shower.

The family bathroom comprises of a white suite with a wash hand basin, WC, bath with shower over and heated towel rail.

Outside

On the front aspect are beautifully kept gardens with a variety of shrubs boarding a lawned area.

On the rear aspect is a well maintained garden comprising of a variety of tidy mature fruit trees with a gentle flowing stream at the rear. Off the rear doors is a sizeable sun terrace with a greenhouse and storage shed with a door leading into the garage.

The garage has an electric up and over door, power and lighting. There is a driveway in front of the garage with parking for one car.

Location

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.

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 situated in a high risk area for Surface water and a medium 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 are connected.

Super fast broadband is available. All four major networks offer outdoor service whereas no providers offers indoor mobile service.

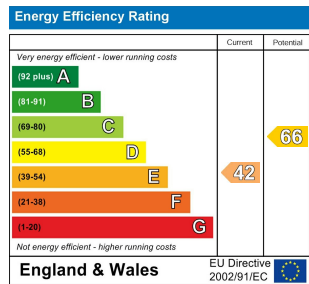
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Local Authority

Dorset Council - 01305 251010
Council Tax Band D.

Directions

From Beaminster Square proceed on the A3066 north to the mini roundabout bearing left signposted Broadwindsor onto the B3163. Continue into the village and down the one way system. Proceed on the B3162 into the village of Drimpton. Continue over the bridge and Oxhayes will be seen on your right-hand side and Number two is the first property on your right.

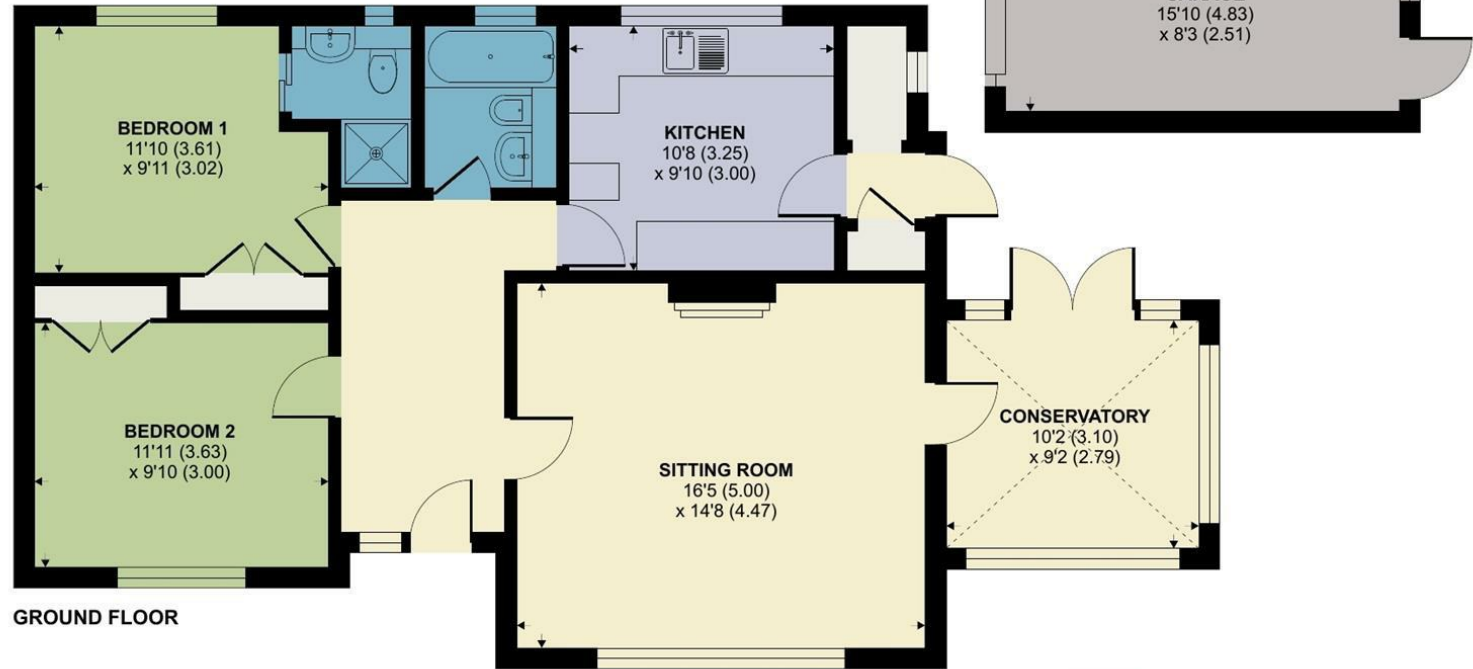


ME/3515/31.7.23

Oxhayes, Beaminster

Approximate Area = 919 sq ft / 85.4 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1014331



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