



Old Police Cottage, Chedington, Beaminster, Dorset

Guide Price
£650,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An impressive three-storey country residence residing in a peaceful village location with an annexe and a garden studio.

**Old Police Cottage,
Chedington, Beaminster,
Dorset, DT8 3JA**

- Character property
- Immaculate order
- Three bedrooms
- Two reception rooms
- Separate annexe
- Garden studio with wood burner
- Parking and double garage
- Stunning views

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This spacious country residence is in immaculate order throughout and offers impressive accommodation across three floors. Downstairs is an attractive shaker style kitchen featuring curved units, a comfortable sitting room and an elegant dining room. Across the two upper floors there are three bedrooms, one of which is presently used as a study. The principal bedroom has an ensuite and stunning views across the Dorset countryside. Outside a sweeping drive leads up to the double garage. On the side of the garage, steps take you up to the annex. This useful addition can be let out for additional income. The gardens are packed with decorative shrubs giving a real sense of privacy. At the top of the garden is the contemporary garden room. This is a wonderful entertaining space where you guests can sit in comfort warmed by the wood burner whilst enjoying the panoramic view of the surrounding countryside. LPG fired central heating and double glazing throughout.



Accommodation

The property is laid out as follows.

Entrance door into hall with doors leading off to the two main reception rooms. Downstairs cloakroom with W.C. and basin. This is also used as a utility space with space and plumbing for a washing machine.

The sitting room is a comfortable space with a central feature of multi fuel wood burner surrounded by a ham stone fireplace with oak mantle and flagstone hearth.

The kitchen is very impressive with modern shaker style units with some featuring curved cupboards and an integrated dishwasher. The work surface is a polished granite, giving it a real sense of quality. With Belfast sink, Rangemaster oven with 5 rings and extraction fan over and exposed stonework behind. There is space for an American

fridge freezer.

The elegant dining room overlooks the village. It has plenty of space to entertain 8 to 10 people. Across one wall a bespoke dresser has been built for storage. There is a useful understairs cupboard. To the far corner is the main staircase rising to the first floor.

On the first-floor landing is an airing cupboard and two built in cupboards for storage. On this floor you will find two bedrooms. The larger double bedroom has a built-in wardrobe and decorative fireplace. The second bedroom is presently used as a study with village views again.

Located on the first floor is also the family bathroom which comprises of a bath, separate shower cubicle, basin and W.C. with vanity unit.

The generous principal bedroom extends across the whole of the second floor. This wonderfully light and airy room offers expansive country views. With under eaves storage, exposed beams and an en-suite shower room.

Outside

A driveway sweeps up to provide parking for one to two cars. This leads on to the double garage with up and over door. Electricity and water supplied.

The annex is a great bonus offering the chance for an additional income if let out due to it being separately rated. It comprises of a kitchen, shower room and bedroom/living room. The annex has a separate garden area.

The gardens for the property are verdant with a number of established fruit trees including apple, fig and plum. It has a





sense of privacy due to the clever planting and adjoins field to the rear. The contemporary garden room sits proudly overlooking the garden surrounded by a raised deck, perfect for al fresco dining. The building itself has large sliding doors which open into a super entertaining space with internet connection and a TV point. The central feature is the wood burner. This building is fully insulated.

Services

With mains drainage and water. LPG gas. The annexe has electric heating and is rated independently to the main house.

Local Authority: Dorset Council

Tax Band: C for the house and Band A for the annexe

Super fast broadband is available. All four major networks

offer indoor and outdoor mobile service.
<https://checker.ofcom.org.uk>

Property information

The property is positioned within a very low risk area for surface water, seas and river flooding.
<https://check-long-term-flood-risk.service.gov.uk/risk>

There are no current planning applications within the postcode which will affect the property that we have been made aware of.
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

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.

Situation

Chedington, which lies approximately 5.5 miles from Beaminster, 5 miles from Crewkerne (mainline station Exeter-Waterloo) and 17 miles from the county town of Dorchester is in an elevated position and from many vantage points there are fine views over the surrounding countryside. The village comprises character cottages, larger period properties, some being listed of Architectural and Historical Importance, and a few individual modern houses, but there are no large housing developments. On the edge of the village is the popular Winyards Gap Inn.

Directions

From our Beaminster office turn right and continue to the mini roundabout. Proceed straight across towards Mosterton (A3066). Proceed into the village of Mosterton turning right into Chedington Lane just past the Admiral Hood public house. Continue along this road taking the turning down into Chedington. Continue into the village and you will come to Old Police Cottage on the right-hand side.

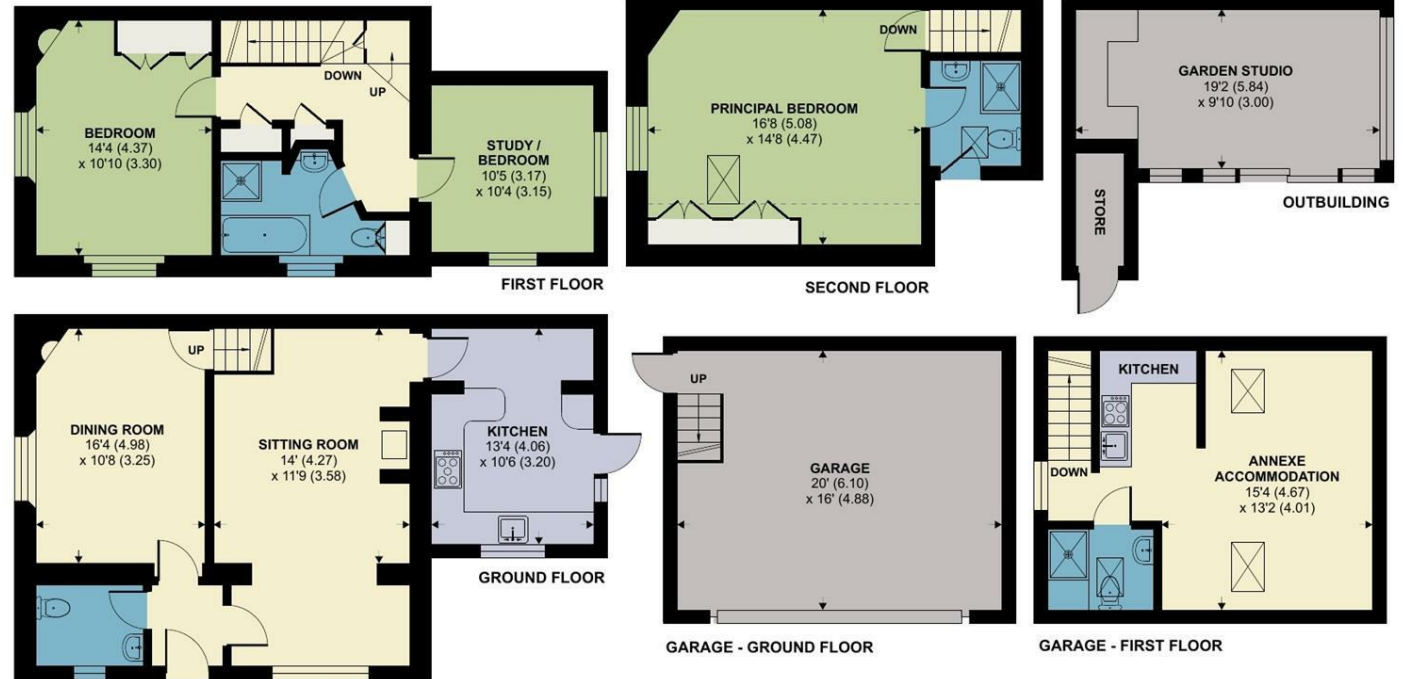


Old Police Cottage, Chedington, Beaminster

Approximate Area = 1343 sq ft / 124.8 sq m
 Garage = 640 sq ft / 59.5 sq m
 Outbuilding(s) = 198 sq ft / 18.3 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Total = 2223 sq ft / 206.5 sq m

Denotes restricted head height

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

BEA/3587/22.3.24/ MED



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Symonds & Sampson. REF: 1090015



01308 863100

Symonds & Sampson 36 Hogshill Street
 Beaminster
 Dorset
 DT8 3AA
 beaminster@symondsandsampson.co.uk

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