



## 32, The Beeches, Beaminster, Dorset

A generous four-bedroom, three reception room semi-detached property with garage, parking and a pretty enclosed garden.

Guide Price  
**£325,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 32, The Beeches, Beaminster, Dorset, DT8 3SN

- Spacious accommodation
- Quiet cul de sac location
- Enclosed pretty rear garden
- Modern design throughout
  - Garage and parking

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100







This modern property has been extended and improved by the present owners to create a wonderful family home. Downstairs you will find two reception rooms plus a stunning new conservatory. There is a contemporary feel in the design, and this continues upstairs with four bedrooms and a fabulous family shower room. Part of the garage has been adapted to provide a useful utility space. Outside there is parking to the front whilst to the rear you will find a very pretty enclosed garden which is packed with colour throughout the year. Gas central heating and double glazing throughout. Early viewing is strongly recommended.

#### Accommodation

Modern UPVC entrance door into entrance lobby with door into the sitting room.

The property has an open plan feel with rooms flowing seamlessly into each other. The spacious sitting room is the main reception space with front aspect and open archway into the kitchen and a further archway into the dining room. Stairs rise in the far corner. The central feature of this room is a contemporary electric fire set within a decorative surround.

Off the sitting room lies the kitchen with a comprehensive range of wall and floor units finished with shaker style wood doors, topped with a black marble effect work surface. Integrated items include a hob, eye level double oven, dishwasher and fridge/freezer. Back door into the garden. The utility room can be found off the dining room.

The dining room is a super second reception room with space for 4 to 6 people to dine.

The conservatory has recently been added. It is a hexagonal shape and provides a lovely view over the garden. Door out to garden.

On the first floor is a great landing with attractive shelving running along both sides. There are 4 bedrooms, two generous doubles, a good-sized single and one which is presently used as a study.

The luxury shower room is a stunning addition. Fully tiled and of a contemporary design with double basins and a double shower cubicle.

#### Outside

Off the rear of the house is a raised deck which then leads into the main garden. Deep flower beds run down either side of the garden and then two archways take you to the rear where you will find a very useful shed.

#### Situation

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. 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. There is an annual music festival as well as an arts festival and 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 main line railway service to London (Waterloo).

#### Property information

Flood risk:  
very low risk of surface water flooding  
very low risk of flooding from rivers and the sea

#### Planning:

There are no current planning applications that we believe will impact this property. Details of which can be found via: <https://planning.dorsetcouncil.gov.uk>

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 electricity, water and drainage.

Broadband: Standard, superfast and ultrafast are generally available.

Mobile phone coverage:  
EE/02/Vodafone/3 - you should expect to receive a signal for voice and data indoors.

EE/3/Vodafone/02 you should expect to receive a signal for data/enhanced data and voice outdoors.  
Information from <https://www.ofcom.org.uk>

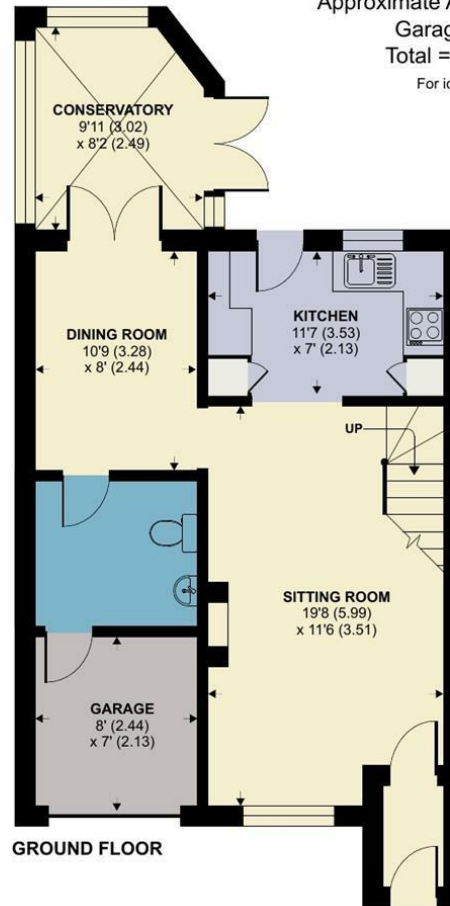
Local Authority  
Local Authority:  
Dorset Council - Tel: 01305 251010  
Council Tax Band B.

Directions  
From our office turn right and continue to the mini roundabout. Continue straight across towards Crewkerne. Turn left into The Beeches and then second right and this property will be found on the right.

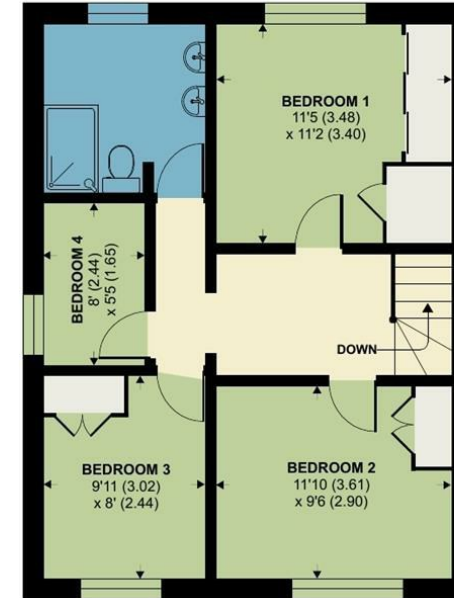
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## The Beeches, Beaminster

Approximate Area = 1127 sq ft / 104.7 sq m  
Garage = 66 sq ft / 6.1 sq m  
Total = 1193 sq ft / 110.8 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1103102



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