



Symonds
& Sampson
FOR SALE

6, Chard Road, Drimpton, Beaminster, Dorset

Cozy end of terrace two-bedroom cottage with an attractive courtyard garden

Guide Price
£285,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

**6, Chard Road,
Drimpton, Beaminster,
Dorset, DT8 3RF**

- End Terrace
- Two double bedrooms
- Modern kitchen
- Practical utility room
 - WC
- Courtyard garden
- Village location

Viewing strictly by appointment
Symonds & Sampson
01308 863100





Situated in the heart of Drimpton village, this charming cottage has been lovingly renovated by its current owners, marrying traditional appeal with modern comforts. The ground floor offers a spacious reception room and a well-equipped kitchen with high-spec integrated appliances. Upstairs, two double bedrooms with ample storage and a family bathroom await. Outside, an inviting courtyard garden adds to the charm, while features like electric central heating and uPVC double glazing ensure year-round comfort and efficiency. This picturesque property perfectly combines village living with contemporary convenience. Early viewing is strongly advised.

Internal

The property is laid out as follows:

Leading into the property is a partially glazed uPVC door leading into the porch with a further door leading into the sitting room.

The sitting room positioned on the front aspect is a sizeable room with wooden flooring, multi fuel burning stove, stairs leading upwards and a doorway into the kitchen.

The kitchen is fitted with a variety of base and wall units with a wooden roll edge worktop over. The kitchen is further fitted with a variety of high specification integrated appliances including an electric

double oven with hob and extractor over, a slimline dishwasher, a fridge, and a freezer. The kitchen also benefits from having space for two to sit at a practical breakfast bar. The kitchen has been finished off with a beautiful decorative tiled floor. Off the kitchen is a versatile utility area with plumbing and power for washing machine also with uPVC door leading into the courtyard. Off the utility is a WC with wash hand basin.

Upstairs are two double bedrooms both coming with fitted wardrobes and carpeted flooring.

The family bathroom offers a modern suite fitted in white with a wash hand basin, WC, and bath with shower over.

External

On the rear of the property is an attractive outside space with large storage shed containing power and lighting.

Property information

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.

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.

Services

Mains water, electricity, and drainage are connected.

Broadband:

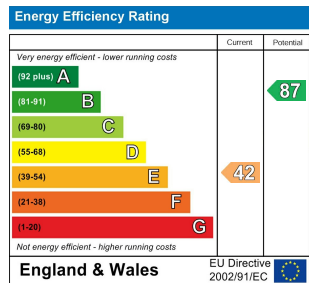
Standard and superfast are generally available.

Mobile phone coverage
 EE/Vodafone - you should expect to receive a signal for voice and data indoors.
 O2 - you should only expect to receive a signal for voice indoors.
 3 - you should not expect to receive a signal for voice or data indoors.

EE/3/Vodafone/O2 you should expect to receive a signal for data/enhanced data and voice outdoors.
 Information from <https://www.ofcom.org.uk>

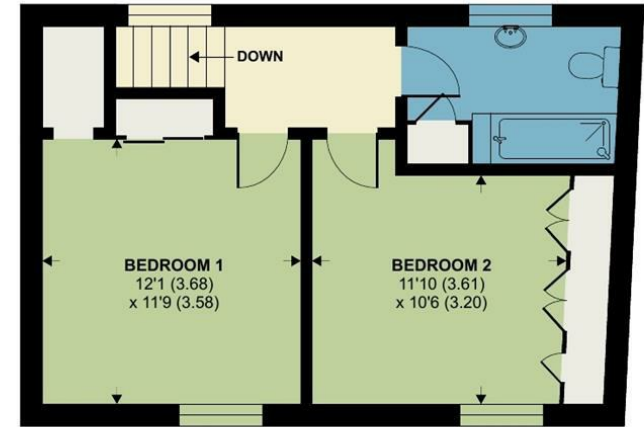
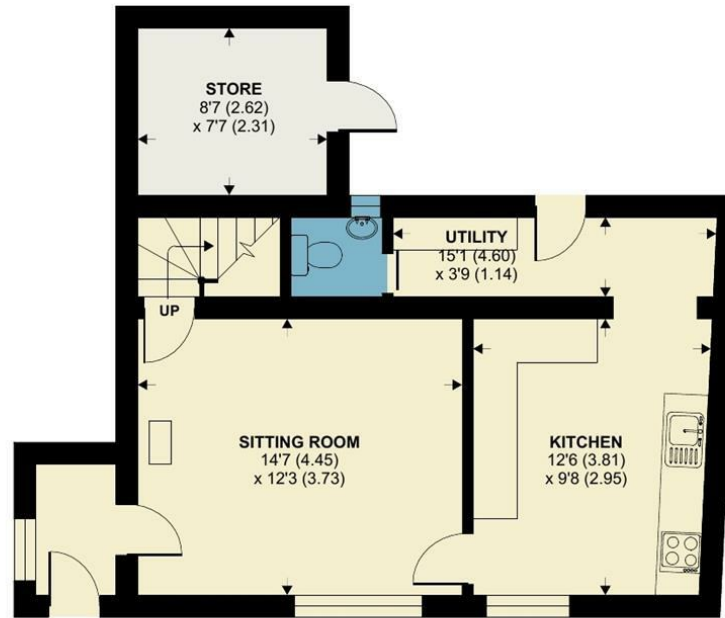
Local Authority
 Local Authority: Dorset Council - Tel: 01305 251010
 Tax Band C

Directions
 From our Beaminster office turn right and proceed to the mini roundabout bearing left signposted Broadwindsor B3163. After approx. 3 miles you will reach Broadwindsor. Continue straight through the village signposted Drimpton. Upon entering Drimpton you will find the Royal Oak public house on the right hand side, bear round to the left and 6 Chard Road will be found immediately on the right hand side.



Chard Road, Drimpton, Beaminster

Approximate Area = 932 sq ft / 86.6 sq m
 Store = 66 sq ft / 6.1 sq m
 Total = 998 sq ft / 92.7 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1108062



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01308 863100
 Symonds & Sampson 36 Hoghill Street
 Beaminster
 Dorset
 DT8 3AA
 beamster@symondsandsampson.co.uk

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