



Waddon House, Stoke Abbott, Beaminster,

Three-bedroom link-detached house situated in the highly sought after village of Stoke-Abbott with views across the rolling hills beyond.

Guide Price
£450,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Waddon House, Stoke Abbott, Beaminster, , DT8 3JT

- Link-detached
- Stone cottage
- Two reception rooms
- Three bedrooms
- Two bathrooms
 - Garden
 - Rural views
- No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This spacious three-bedroom property is situated in the heart of Stoke Abbott, offering a charming cottage ambiance and a host of desirable features. The ground floor boasts an inviting reception room, complemented by a generously sized kitchen/diner adorned with a utility room. A cozy dual aspect sitting room completes the downstairs layout. Upstairs, three double bedrooms, and a family bathroom provide ample accommodation. The primary bedroom enjoys the luxury of its own en-suite bathroom. Outside, a comfortable-sized garden offers tranquil views of the rolling hills. Presented to the market with no onward chain, early viewing is highly recommended to avoid disappointment.

Internal

The property is laid out as follows:

Leading into the property is a wooden door taking you into the hallway. Off the hallway are doorways leading to all principal rooms and stairs going upwards.

There is a spacious dual aspect sitting room with electric fire and French doors leading into the garden.

The kitchen is fitted with a variety of wooden base and wall units with a cream roll edge worktop over. There is an integrated electric double oven with hob and extractor over. Off the kitchen is the separate utility room with sink inset, base units, space for washing machine and wall mounted combi-boiler. Off the utility is the downstairs WC with wash hand basin.

Opposite the kitchen is sizeable dining space with space for a table and chairs to seat 8.

Upstairs are three double bedrooms.

The main bedroom comes with an en-suite bathroom comprising of a wash hand basin, WC and bath.

The main family bathroom comprises of a suite fitted with a walk-in shower, bath, WC and wash hand basin.

External

On the rear aspect is a well-maintained garden with a laid lawn centre and planting bed border. At the rear of the garden is the oil tank hidden by a fence panel.

Situation

Stoke Abbott is a pretty country village approximately two miles from Beaminster and seven miles from Bridport surrounded by undulating countryside in an area designated as being of "outstanding natural beauty" The village comprises mainly character cottages and larger houses with only a few modern properties and we understand from West Dorset District Council that any future development will be carefully controlled. Amenities include a church, village hall and beautiful public house. The nearest town of Beaminster has a fine range of shops, churches, a library, two schools, health centres, other professional services and many social organisations and sporting facilities.

Local Authority

Dorset Council - Band F

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 nearby 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 water, electricity and drainage are connected.

Full oil fired central heating.

Newly installed double glazing

Broadband:

Standard, superfast and Ultrafast are generally available.

Mobile phone coverage:

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

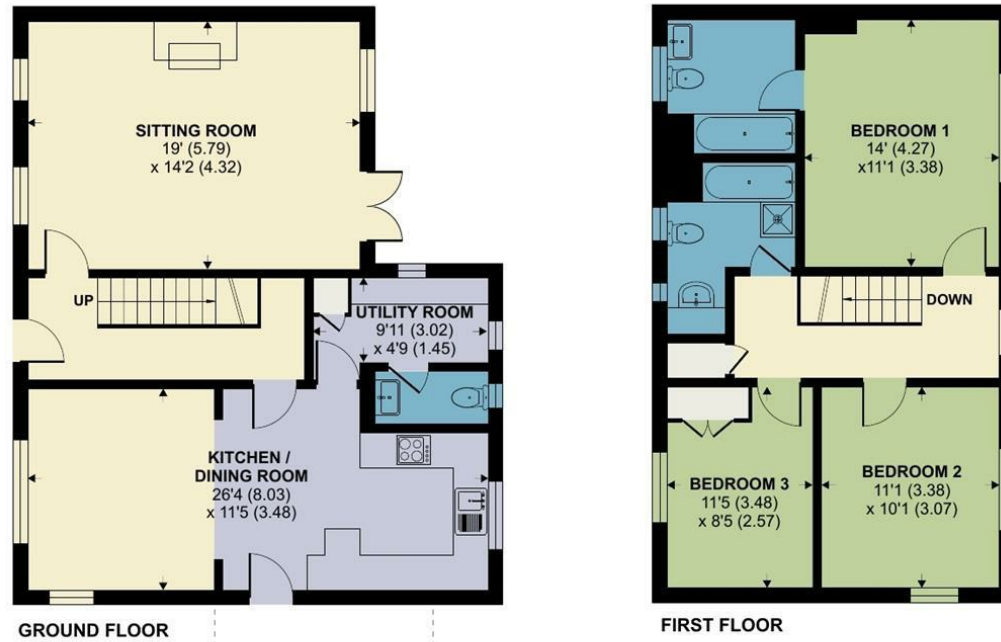
EE/3/Vodafone/O2 you should expect to receive a signal for data/enhanced data and voice outdoors.

Information from <https://www.ofcom.org.uk>

Stoke Abbott, Beaminster

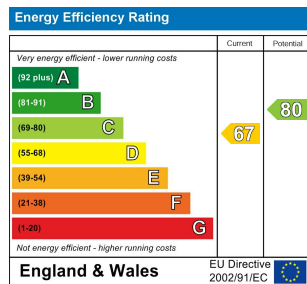
Approximate Area = 1366 sq ft / 126.9 sq m

For identification only - Not to scale



Directions

From our Beaminster office turn right and continue to the roundabout. Bear left onto the Broadwindsor road and continue passing the shop on the left-hand side. Turn left signposted Stoke Abbott and follow the road into the village. Proceed past the New Inn and around the sharp left-hand bend. Follow the road until Waddon House can be found on the left hand side.



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

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