



2, Redlands Lane, Broadwindsor, Beaminster, Dorset

Guide Price
£550,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A spacious 4 bedroom ham stone property, built by C. G. Fry with many attractive features, residing in an excellent village with great facilities.

**2, Redlands Lane,
Broadwindsor, Beaminster,
Dorset, DT8 3ST**

- Generous accommodation
 - Good internal order
 - Great garden
- Garage and parking for two to three cars
 - Village location
- Easy access to main towns
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This impressive ham stone property is located towards the edge of the village of Broadwindsor. Built by C. G. Fry, the property offers spacious accommodation throughout, with three reception rooms downstairs comprising of a dual-aspect sitting room, modern conservatory and a dining room adjoining the kitchen. Upstairs you will find three wonderfully light double bedrooms and a fourth single. Outside the garden is packed with a variety of shrubs and flowers, edged by mature trees and hedges. Here you will also find a very useful summer house, perfect to relax after a hard days labour in the garden. Beyond the garden is the beautiful rolling countryside of Dorset. Early viewing is strongly recommended. Oil-fired central heating and double glazing throughout. The property is offered to the market with no onward chain!



Accommodation

The property is laid out as follows

Entrance hall with stairs rising and all principal doors leading off. A lobby coming off the hall provides coat storage. This leads to a cloakroom with W.C. and basin in white. Under stairs storage.

The sitting room is dual aspect with French doors to the rear leading into the modern conservatory. This spacious room is full of light and a great entertaining space with a central feature of an elegant stone fire surround and hearth with a contemporary inset wood burner. Bespoke bookshelves extend across one wall.

The modern hexagonal conservatory offers an additional reception space which provides a lovely view over the gravel garden leading up to the main garden. French doors out to a paved terrace.

The third reception room is a formal dining room with a front aspect. Here you find space to entertain 6 to 8 diner guests.

The kitchen/breakfast room has a comprehensive range of wall and floor units in a soft white topped with a speckled black laminate. Integrated items include an electric hob with extraction fan over, water softener and an eye level double oven. Space for a dishwasher. A composite sink sits under the window looking out to the garden. There is space for a table and chairs to sit two. Beyond the kitchen is the utility room where the oil-fired boiler is located. A floor-to-ceiling cupboard runs across one wall for storage. Stainless steel sink over a base unit. Double-glazed door out to the garden.

Upstairs you will find three double bedrooms, a single bedroom and the family bathroom. The generous master bedroom has views over the garden and a stunning en suite which comprises of a double shower cubicle and a built-in vanity unit with integrated W.C. and basin. A built-in double

wardrobe provides storage for this bedroom. There are two further double bedrooms, both equally light and airy. Finally, there is a single bedroom which would make the perfect home study or craft room.

The modern family bathroom is another stunning modern room with a large bath with shower over and glass screen, another vanity unit with integrated basin and W.C.

Outside

There is a small garden to the front of the property made up mainly of shrubs. Gates open onto a drive which provides parking for a number of cars. The drive leads up to the one and a half garage with an up-and-over door and a pedestrian door to the side. The rear gardens are pretty as a picture. Off the rear of the house is a gravel garden with a paved decorative centre circle. Another paved terrace comes off the conservatory. Steps lead off the gravel garden and up into the main garden. There is an impressive central lawn dotted with decorative trees. Deep beds edge the lawn and





are planted with numerous flowers and shrubs. A lavender hedge runs under the main hedge. A summer house sits at the top of the garden next door to a greenhouse. Beyond the garden are fields opening out to the rolling countryside of Dorset.

Services

Mains water, electricity, and drainage are connected. Oil-fired central heating

Broadband: Standard and superfast are 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>

Situation

Broadwindsor is an active village approximately 3 miles west of Beaminster, 13 miles from Lyme Regis and 6½ miles north of Bridport. Amenities include village hall with a visiting Post Office on Tuesday and Friday mornings, church, primary school, community shop, bakery and an interesting 'craft centre' which has a variety of local studios, hairdressers, nail bar and a restaurant. The village also offers allotments available to residents. The nearest town of 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

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

Local Authority: Dorset

Council Band: F

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.

Planning: There is a planning application which may affect the property, details of which can be found at: <https://planning.dorsetcouncil.gov.uk> - Application number WD/D/21/000123

Directions

From Beaminster proceed on the B3163 to Broadwindsor. Upon approaching the village take the first left into Redlands Lane and follow the road around. This property is the last house on the left-hand side.

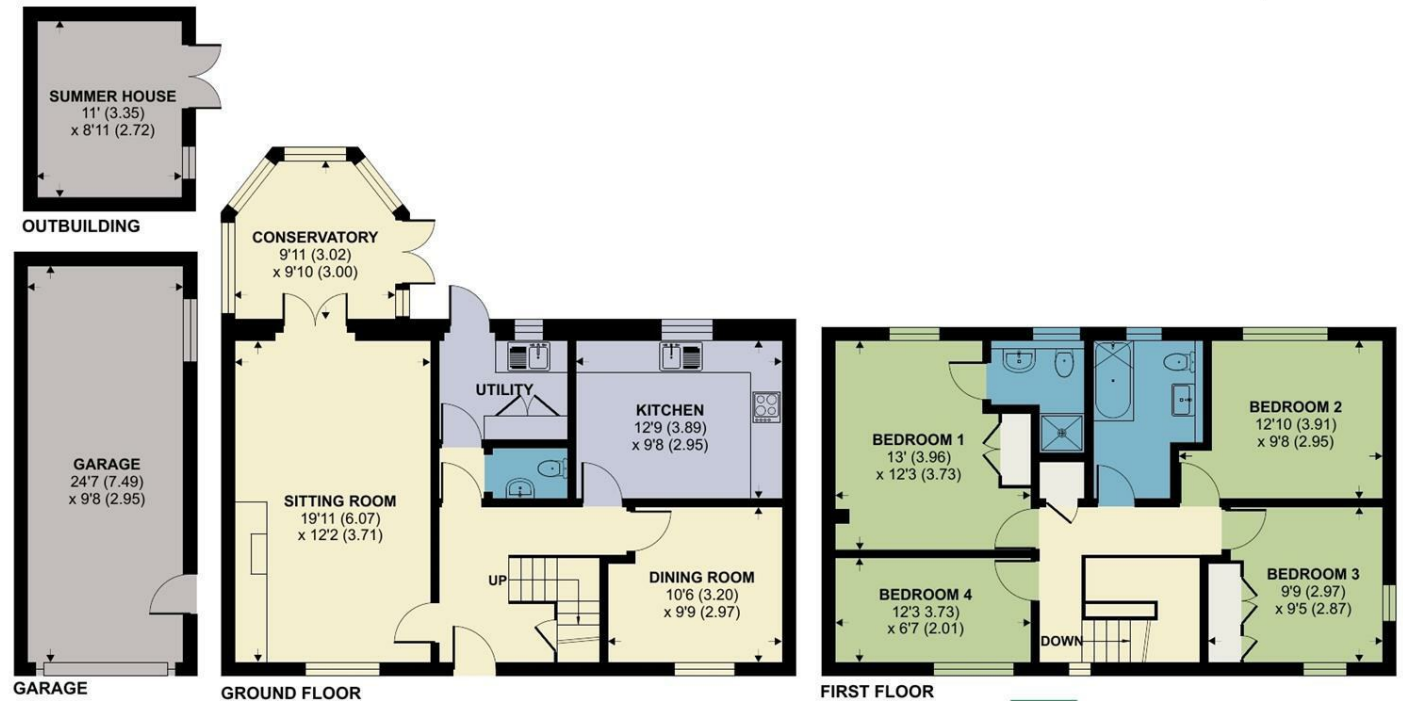
Redlands Lane, Broadwindsor, Beaminster

Approximate Area = 1474 sq ft / 136.9 sq m
 Garage = 238 sq ft / 22.1 sq m
 Outbuilding = 99 sq ft / 9.1 sq m
 Total = 1811 sq ft / 168.1 sq m
 For identification only - Not to scale



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

Current: **60**
 Potential: **76**



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1094943



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