



5, Oxhayes, Drimpton, Beaminster, Dorset

An extended 3 bedroom bungalow with garden to the front and rear plus a garage with potential to create annex accommodation

Guide Price
£325,000
Freehold

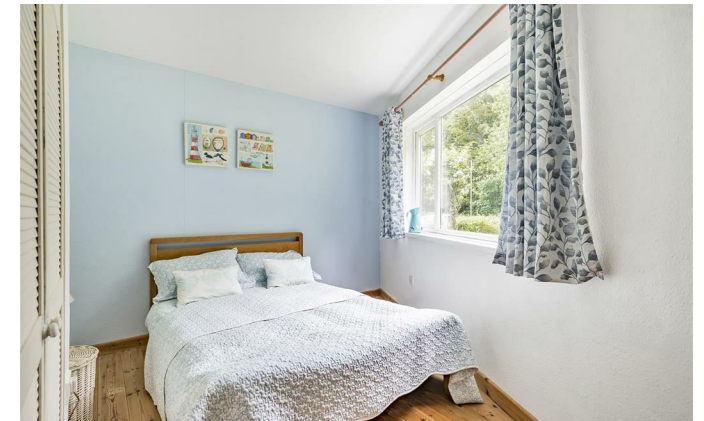
**Symonds
& Sampson**

ESTABLISHED 1858

5, Oxhayes, Drimpton, Beaminster, Dorset, DT8 3RP

- Extended family bungalow
- Popular village location
- impressive internal space totalling 1378 square ft.
- Light and airy rooms
- Garage and parking
- Enclosed Graden

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This sizable bungalow can be found in the every popular village of Drimpton. Residing in a large corner plot in a quiet location, this 3 bedroom property has been extended to create a fabulous guest suite overlooking the pretty enclosed rear garden. Internally the property has a super front aspect sitting room, a dining room with sliding doors out to the garden and a well fitted kitchen. The extension includes a modern family shower room, double bedroom and an expansive family room which can easily accommodate two double beds and a three piece suite. The extension has potential to create an annex for multigenerational living. Outside you will find a drive with carport and garage. There is lawned garden to the front a private rear garden. Early viewing is recommended.

Accommodation

The property is laid out as follows

Entrance door into main hall with all principle doors leading off, modern electric radiator.

The sitting room is set to the front of the property with a wonderful picture window overlooking the front garden. This spacious room has solid wood flooring which runs through most of the property. The central feature of the sitting room is a wood burner set within a fireplace.

The second reception room is the dining room which has large sliding doors providing access to the rear garden. This room has plenty of space to entertain six - eight people. Built-in storage which could be used for crockery and glass wear.



The kitchen is also located to the rear of the property. Fitted with a comprehensive range of units of base and wall units in shaker style and painted wood doors. There is space and plumbing for a dishwasher and space for a slot in cooker. This kitchen benefits from a pantry cupboard. You will also find the airing cupboard here with emersion tank.

Door into rear lobby which leads off to the guest suite. Here you will find a sizable family room , with a second smaller double and a family shower room. This is a wonderful addition to this property and lends itself to potentially becoming an annex if so desired. It is a very sizable space. The family room comes with a solid wood floor and is dual aspect with large sliding doors out to the garden where there is a terrace to sit and enjoy the pretty vista. With a large electric radiator.

The family shower room comprises of an open curved double shower cubicle, Vanity unit with basin and WC.

There is also a family bathroom off the hall which comprises of a bath with hand held shower, basin and WC.

Outside

Parking on the drive for up to three cars. The drive leads up to the carport and then single garage with up and over door. With pedestrian door to the rear out to the back garden. The garden wraps around the front and is mostly laid to lawn and is edged in matured shrubs. To the rear is a private enclosed garden with a pergola wrapped in a wonderful rose creating a glorious vista in the summer.

Local Authority

Dorset Council - <https://www.dorsetcouncil.gov.uk>
Council Tax Band E.

Services

Mains water, electricity and drainage are connected.

Heating : Electric radiators and wood burner

Super fast broadband is available. All four major networks offer outdoor service whereas no providers offers indoor mobile service.
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Property Information

There are no planning application within the postcode which would effect 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

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.



Oxhayes, Drimpton, Beaminster

Approximate Area = 1378 sq ft / 128 sq m

Garage = 142 sq ft / 13.1 sq m

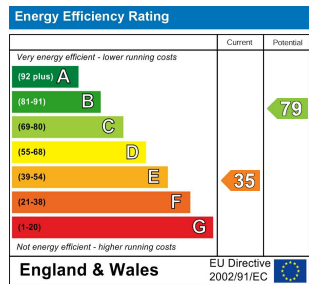
Total = 1520 sq ft / 141.1 sq m

For identification only - Not to scale



Directions

From Beaminster Square proceed on the A3066 north to the mini roundabout bearing left signposted Broadwindsor onto the B3163. Continue into the village and down the one way system. Proceed on the B3162 into the village of Drimpton. Continue over the bridge and Oxhayes will be seen on your right-hand side and Number five will be found on your left-hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1144494



CC-C/3609/18.6.24



01308 863100

Symonds & Sampson 36 Hoghill Street

Beaminster

Dorset

DT8 3AA

beaminster@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

