



3, Orchard Mead, Broadwindsor, Beaminster, Dorset

An attractive stone built village home residing in a quiet cul-de-sac with spacious accommodation and enclosed rear garden close to excellent facilities within walking distance.

Guide Price
£349,950
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

3, Orchard Mead, Broadwindsor, Beaminster, Dorset, DT8 3RA

- Detached
- Good internal space
- Enclosed rear garden
- Village location
- Good order throughout
 - 3 bedrooms
- Parking and Garage

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This desirable property resides in a good size plot with parking and garage to the front and an enclosed garden to the rear. Internally there is plenty of space with two reception rooms and three bedrooms. The modern kitchen is set to the front of the property with the sitting room overlooking the very pretty garden to the rear. Upstairs you will be delighted to find three bedrooms, one of which is presently used as a study/workroom and would make a great home office. The garden is bursting with colour and is bright and sunny with a terrace off the property leading on to a lawn. The property is located in the ever-popular village of Broadwindsor which has an amazing array of facilities including the usual shop, pub and hall. Here you will also find a hair dressers, nail bar and bakery. Early viewing is strongly advised to avoid disappointment.

Accommodation

The property is laid out as follows

Entrance hall, with all principal doors leading off including a door into the garage. Cloakroom with basin and W.C. Stairs rising to the first floor.

The kitchen has a comprehensive range of wall and floor units in a pale beech with speckled work surface over. Double bowl sink. Space for a slot in cooker and plumbing for a dishwasher. The oil-fired boiler is located here. Part of the garage is used as a utility space with plumbing and space for a washing machine and tumble dryer. Returning to the kitchen, a glazed door leads you on into the dining room.

The dining room has plenty of space to comfortably seat four - six people. Its wonderfully light and airy with French doors opening out to the terrace and garden.

An archway leads you into the sitting room. This room again looks over the garden. Its central feature is a decorative fire surround with open fire.

Moving upstairs you will find three bedrooms, the smallest of which is used as a study/workroom. This would also make a great home office. The two double bedrooms overlook the rear garden and the countryside beyond.

The family bathroom is fully tiled and comprises of a bath with shower overhead, pedestal basin and W.C. Electric towel rail.

Outside

A driveway, which provides parking for two - three cars, leads up to the single garage with an up and over door. Lawned area. The garden to the rear is as pretty as a picture with deep borders of colourful plants and shrubs. There is a terrace off the house and a decked area to catch the sun in the corner of the garden.

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.

Local Authority

Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band D

Services

Mains electricity, water and drainage. Oil fired central heating

Broadband - Standard and superfast are available.

Mobile phone coverage:

Indoor

02/Vodafone - you will likely have good voice and data coverage.

3/EE - you should not expect to receive a signal.

Outdoor

EE/Vodafone/02 - you will likely have good coverage for voice, data and enhanced

data.

3 - You should only expect limited coverage for voice and data (information from <https://www.ofcom.org.uk>)

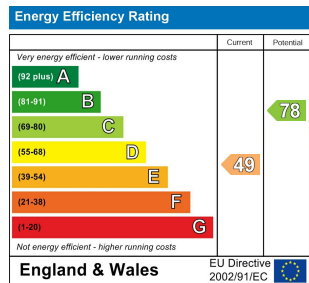
Property information

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

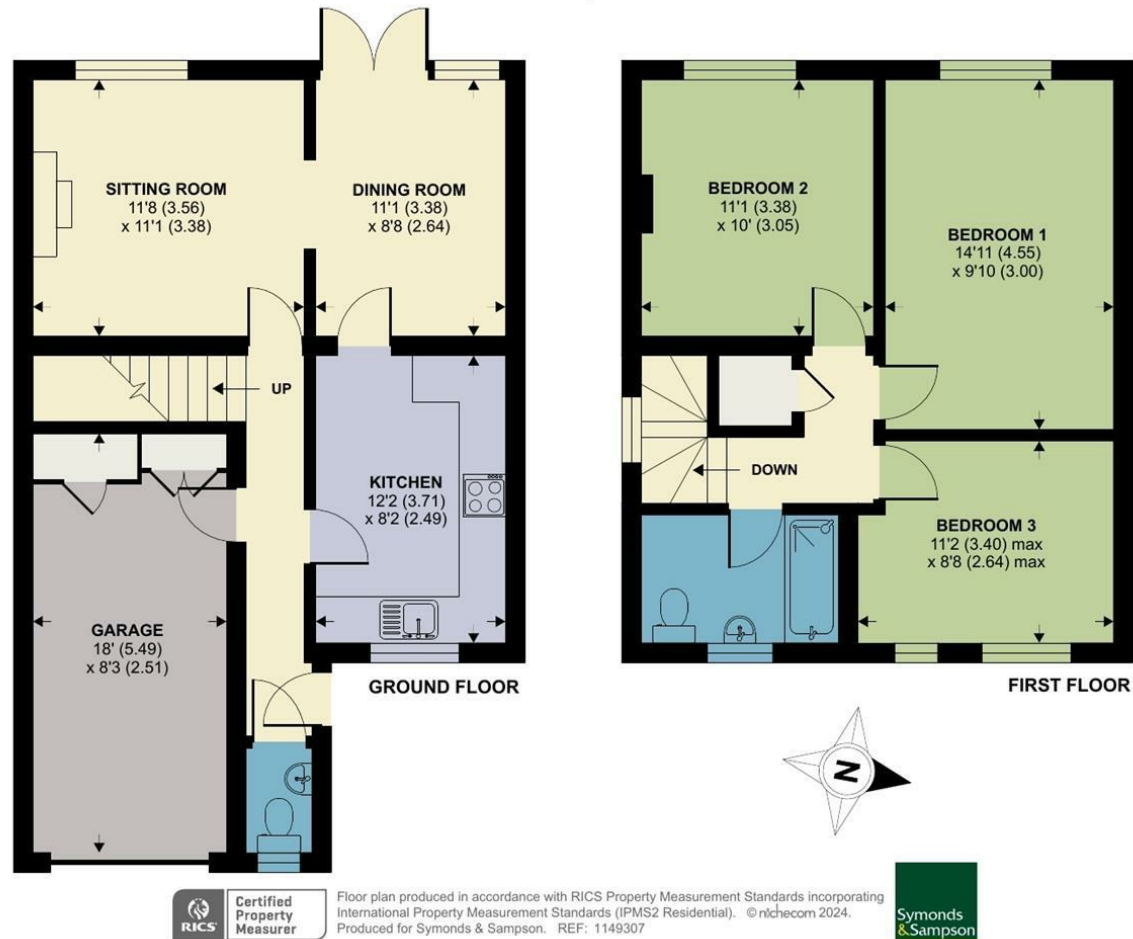
From Beaminster proceed on the B3163 to Broadwindsor. Turn left on the Bridport/Salwayash road and first left into Orchard Mead. The property will be found on the right-hand side.



Orchard Mead, Broadwindsor, Beaminster

Approximate Area = 1090 sq ft / 101.3 sq m (includes garage)

For identification only - Not to scale



CC-C/3614/10.7.24 amended 16.10.24

Symonds & Sampson
ESTABLISHED 1858

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.

