



Glenfield 29

Redlands Lane, Broadwindsor, Beaminster, Dorset

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Redlands Lane

Broadwindsor

Beaminster

Dorset DT8 3ST

A stunning modern property in immaculate order with surprisingly spacious accommodation residing in a village location with excellent facilities.



- High Specification finish throughout
 - Generous accommodation
 - Immaculate condition
 - Detached
 - Individual built property
- Highly energy efficient with air source heat pump
 - Parking for 4 cars and super vaulted garage
 - Excellent facilities within walking distance
 - Council Tax Band

Guide Price £525,000

Freehold

Beaminster Sales

01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This individual build property deserves all your attention. Offering surprisingly spacious accommodation spread across two floors. All this space is in immaculate condition and future proofed with an air source heat pump and insulation. This stunning property is located on the edge of the village with an easy walk to facilities. It is situated in a very good size plot which has a private feel to it. This super attractive home has no onward chain and can be viewed today.

ACCOMMODATION

Built in 2020 it has many attractive features particularly the high spec kitchen which flows into a wonderful dining space overlooking the garden. The main reception room has a real 21st century feel to its design yet is made cosy with its underfloor heating. For convenience you will also find a great utility and cloakroom. Upstairs that sense of space which extends throughout the property continues with its four double bedrooms. The family bathroom is the cherry on the cake creating the perfect house for those looking for modern convenience and comfort.

OUTSIDE

To the front is parking for a number of vehicles leading up to a surprisingly spacious garage with vaulted roof which could provide additional storage if so required. Electric

roller door with power and light. The garden to the rear is unexpected as it is remarkably private. Edged with a combination of copper and golden beech and a large lawn to the centre. A deep patio comes off the rear of the house.

SITUATION

Broadwindsor is a village about 3 miles from Beaminster, 13 miles from Lyme Regis and 6½ miles from Bridport. Amenities include village hall with a visiting Post Office, church, primary school, community shop, bakery and fabulous 'craft centre' which has a variety of local studios, hairdressers, nail bar and a restaurant. The nearest town of Beaminster offers facilities including independent shops, churches, post office, two schools, health centres, plus social and sporting facilities.

DIRECTIONS

From Beaminster proceed on the B3163 to Broadwindsor. Upon approaching the village take the first left into Redlands Lane and follow the road, this property will be found on the right hand side.

What3words///aimless.incurring.march

SERVICES

Air source heat pump. Mains water, electricity and drainage.

Broadband - Standard and Superfast are available.

Mobile phone coverage

Indoor - voice and data

EE - You are likely to have limited coverage.

3 - You should not expect to receive coverage.

Voice

02/Vodafone - You are likely to receive coverage.

Data

02 - You are likely to have limited coverage

Vodafone - You are likely to have coverage.

Outdoor - voice and data

EE/3/02/Vodafone - you are likely to receive coverage.

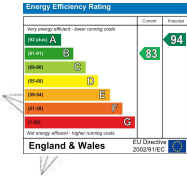
MATERIAL INFORMATION

There are no current planning permissions within this postcode that would effect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

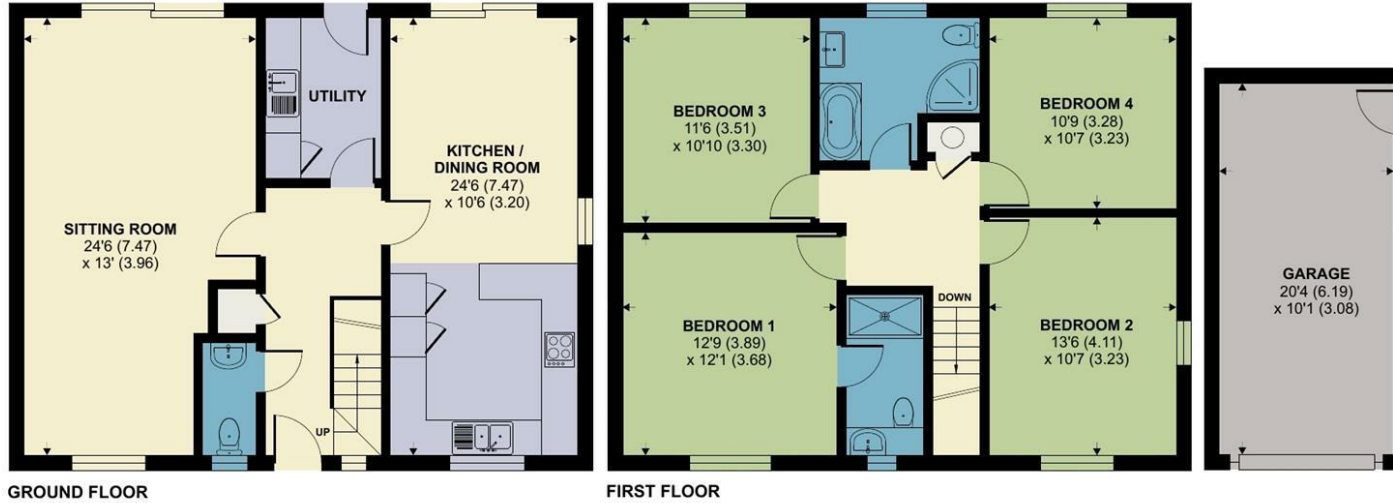
As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing





Redlands Lane, Broadwindsor, Beaminster

Approximate Area = 1520 sq ft / 141.2 sq m
 Garage = 206 sq ft / 19.1 sq m
 Total = 1726 sq ft / 160.3 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1164563



Office/Neg/Date



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