



4

Orchard Way, Mosterton, Beaminster, Dorset



# 4

## Orchard Way Mosterton Beaminster Dorset DT8 3LT

A detached 3 bedroom bungalow with garage, parking and a stunning garden which has views extending to open countryside. Residing in a village location with excellent facilities



- Detached
- 3 Bedrooms
- Conservatory
- Garage
- Gardens to the front and rear
- Expansive country views
- Village location and facilities within walking distance

Guide Price £355,000

Freehold

Private Treaty

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)





## DWELLING

The bungalow is located in a quiet corner of a cul de sac within easy walking distance of local village facilities. This attractive plot is located overlooking the Village Green with extensive views beyond. The living space is in excellent order throughout and has the benefit of a conservatory as a second reception space. It comes with modern electric heaters and double glazing throughout.

## ACCOMMODATION

This charming modern property offers a host of appealing features, from its spacious interior to its picturesque village location with open outlooks. Inside, you'll find a beautifully appointed kitchen and a generous sitting/dining room that flows seamlessly into the second reception room—a stunning vaulted glass conservatory. With three bedrooms, including two doubles and a versatile single used as a home office, this home caters to both family living and remote work. The master bedroom boasts ample built-in storage, while the luxurious family shower room is fully tiled and fitted with a contemporary vanity unit. The conservatory provides uninterrupted views of the garden, village green, and surrounding countryside, making it the perfect spot to relax and enjoy the scenery. Meticulously maintained and thoughtfully updated by the current owners, this property is ready for you to move in and enjoy both comfort and style.

## OUTSIDE

A private drive provides parking for 2/3 cars and leads to the single garage which has an up and over door. The garden to the

front is mostly laid to lawn creating a lovely aspect to the bungalow. To the rear you be delighted to discover a garden packed with colourful shrubs and flowers. With a raised terrace off the rear of the property leading down onto a central lawn with deep beds. Various seating areas. Stunning open outlook over the green and beyond to the surrounding countryside

## MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect 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 adviser or call the office if you would like to discuss prior to making a viewing.

## SERVICES

Mains electricity, water and drainage.

Broadband - Standard and superfast are generally available in the area.

Mobile phone coverage -

Wi-Fi Calling enables voice and data signals to be received indoors.

02 - you are likely to have limited coverage for voice but not data indoors.

EE/3/Vodafone - you should not expect to receive a signal indoors. 3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

EE - Expect to receive limited Voice and data signal outdoors

## DIRECTIONS

From Beaminster proceed north on the A3066 passing through the Tunnel. Continue into the village of Mosterton, turn left just prior to the village shop into Orchard Way and this property will be found in the first cul-de-sac on the left hand side denoted by a for sale board.

## SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

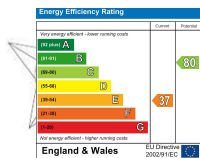
## LOCAL AUTHORITY

Dorset Council

<https://www.dorsetcouncil.gov.uk>

Council Tax Band D





## Orchard Way, Mosterton, Beaminster

Approximate Area = 915 sq ft / 85 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1082 sq ft / 100.5 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). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1168110



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01308 863100

beaminster@symondsandsampson.co.uk  
Symonds & Sampson, 36 Hoghill Street,  
Beaminster, Dorset DT8 3AA



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