

Symonds  
& Sampson



# New House

West Street, Broadwindsor, Beaminster, Dorset

# New House

West Street  
Broadwindsor  
Beaminster  
Dorset DT8 3QQ

Spacious detached four-bedroom, two-bathroom property built by CG Fry's positioned on a large private plot.



- Modern detached house
- Built by CG Fry's in 1996
- Four double bedrooms
  - Two bathrooms
- Three reception rooms
  - Private gardens
  - Gated entrance
- Wrap around gardens
  - Double garage
  - Elevated position

Guide Price £810,000

Freehold

Beaminster Sales  
01308 863100  
beaminster@symondsandsampson.co.uk



## DWELLING

This spectacular property was a one of one commissioned built by the local renowned building CG Fry's. The property was constructed in 1997 and sits comfortably in the centre of the plot with a gated entrance and driveway leading to the property and garage.

## ACCOMMODATION

This charming property boasts four generously-sized double bedrooms, two modern bathrooms, and three versatile reception rooms, offering a perfect blend of comfort and style. Upon entering, you're welcomed into a spacious sitting room, complete with an inviting open fire and French doors that open onto the beautifully landscaped gardens. This seamless transition between indoor and outdoor spaces creates an ideal setting for both relaxation and entertainment.

Adjacent to the sitting room is a separate, formal dining room, perfect for hosting gatherings or enjoying family meals. Additionally, the ground floor features a dedicated study, offering a quiet retreat for work or reading. The well-appointed kitchen, located at the rear of the property, is equipped with an array of integrated appliances, including an electric double oven, gas hob, and dishwasher, ensuring convenience in meal preparation.

Upstairs, each of the four double bedrooms offers stunning views of the rolling hills in the distance, adding a touch of tranquility to the living experience. The main bedroom is particularly noteworthy, featuring its own ensuite shower room for added privacy and luxury. The remaining bedrooms share a modern family bathroom, completing this delightful home that combines rural charm with modern amenities.





## OUTSIDE

At the front of the property, a gated entrance opens onto a driveway that leads up to a double garage. The garage features two up-and-over doors, with power and lighting fully installed, offering ample space for vehicles and storage.

The main gardens envelop the centrally positioned property, featuring expansive lawns and a generously sized sun terrace, ideally situated to capture the finest views. At the rear, you'll find two large, raised planting beds, adding a touch of greenery and charm to the outdoor space, with a

path leading directly to the rear garage door for easy access.

## 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.

Local Authority: Dorset  
Council Band: E

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>

## SERVICES

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

Broadband: Standard and Superfast is available.

Mobile phone coverage



02/Vodafone - you should expect to receive a signal for voice and data indoors.

EE/Vodafone/02 you should expect to receive a signal for data/enhanced data and voice outdoors.

Information from <https://www.ofcom.org.uk>

## DIRECTIONS

From Beaminster at the mini roundabout bear left signposted Broadwindsor and follow this road into the village. In the centre of the village take the road signposted Axminster and Lyme Regis and just after the first terrace of

houses a driveway can be found on the left followed by a further left turn at the private gates.

What3words ///cones.illogical.talkers

## SITUATION

Broadwindsor is an 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.

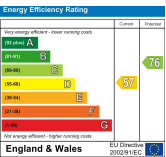
# New House, Broadwindsor

Approximate Area = 1838 sq ft / 170.7 sq m

Garage = 585 sq ft / 54.3 sq m

Total = 2423 sq ft / 225 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). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1180349



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www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

01308 863100

beaminsters@symondsandsampson.co.uk  
Symonds & Sampson, 36 Hogshill Street,  
Beaminsters, Dorset DT8 3AA



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