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01308 863100
FOR SALE

17

Hogshill Mead, Beaminster, Dorset

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Hogshill Mead
Beaminster
Dorset DT8 3DA

Semi-detached house with generous sized garden set towards the edge of town. No onward chain.



- Chain Free
- Semi detached
- Spacious Rear Garden
- Off Street Parking
- Close to Amenities
- Section 157 of the Housing Act 1985
- Plenty of Outdoor Storage

Guide Price £250,000

Freehold

Private Treaty.

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This three-bedroom family home, located on the outskirts of Beaminster, offers two double bedrooms and a good-sized single bedroom. It features a spacious sitting room, as well as a separate kitchen and dining room at the rear. The standout feature of this property is its generously sized rear garden, complemented by the added convenience of driveway parking.

ACCOMODATION

The property is accessed via a front porch, which leads into a hallway with a W/C located beneath the stairs. The spacious sitting room overlooks the front garden and features a night storage heater and a stone-surround open fireplace. To the rear, you'll find the dining room and kitchen, which is fitted with wooden base and wall units with laminate countertops. There is space for a dishwasher or washing machine, as well as a cooker. Adjacent to the kitchen is a room currently used as a workshop, which could easily be transformed into a utility or boot room. The rear garden can be accessed through this room.

Upstairs, there are two double bedrooms and an additional single bedroom. The bathroom is fitted with a wash hand basin and a large walk-in shower.

OUTSIDE

At the front of the property, the garden is divided into a lawned area with borders, with the remaining space gravelled to provide off-street parking for one car.

The generous-sized garden extends to the right of the property and can be accessed either through the house or via a side gate. Currently, the garden features a mix of paths, lawn, and small flower beds. There are three sheds, an aviary, and a greenhouse, some of which are equipped with lights and power. A small pond also adds to the charm of the outdoor space.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

AGENTS NOTE

The property is subject to the Section 157 of the Housing Act 1985 requirement, which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties. Enquiries should be made of your solicitors and/or Magna Housing Association (Tel: 01305 216153) or contactus@magna.org.uk before offering on this property.

SERVICES

Mains electricity, water and drainage. (Electric Heating)

Standard, superfast and ultrafast broadband are available.

Mobile phone

Indoor - Voice

EE/Three/Vodafone - coverage is limited.

O2 - you are likely to receive coverage.

Indoor - Data

EE/Three/O2/Vodafone - coverage is limited

Outdoor

Voice and data

EE/Three/O2/Vodafone - you are likely to receive coverage.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax Band: B

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

DIRECTIONS

What3words - [///together.phones.snippets](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hogshill Mead, Beaminster

Approximate Area = 973 sq ft / 90.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1237607



BEA/JL/30.1.25



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