

Symonds
& Sampson



68

The Beeches, Beaminster, Dorset

68

The Beeches
Beaminster
Dorset DT8 3SN

Three bedroom detached family home situated in the popular residential area of The Beeches in Beaminster.



- Detached
- Three bedrooms
- Large dual aspect sitting room
 - Wood burning stove
 - Modern bathroom
 - Good sized garden
- Garage and driveway parking
 - Gas central heating
 - uPVC double glazing

Guide Price £372,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A well-proportioned, three-bedroom detached family home, built in the early 1990s. This property features a spacious lounge/diner, three generously sized double bedrooms, and two bathrooms. Outside, you'll find a sizeable, enclosed rear garden, along with driveway parking and an integral garage for added convenience.

ACCOMMODATION

Upon entering, a uPVC door leads into the lobby, with an additional door opening into the main reception room. The spacious sitting room/diner features carpeted flooring, a cozy wood-burning stove, stairs to the first floor, sliding doors that open to the garden, and ample space for a dining table and chairs to seat four.

The kitchen is fitted with cream base and wall units, complemented by a light speckled worktop. Upstairs, there are three double bedrooms, with the main bedroom benefiting from its own en-suite shower room. The family bathroom boasts a modern white suite, complete with grey shower boarding, a bath with shower over, a wash hand basin, and a WC.

EXTERNAL

To the front of the property, there is parking for one vehicle with access to the garage via an up-and-over door.

At the rear, you'll find an enclosed garden featuring flower bed borders, a central lawn, and a spacious storage shed. Just outside the rear doors is a sun terrace, with a pathway leading to a side door that provides convenient access to the garage.

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, and there are two schools, (primary and secondary). There is also 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).

SERVICES

All mains services are connected.

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -
EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.
EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

DIRECTIONS

What3words ///conveys.closes.workbook

PROPERTY 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.



The Beeches, Beaminster

Approximate Area = 910 sq ft / 84.5 sq m

Garage = 151 sq ft / 14 sq m

Total = 1061 sq ft / 98.5 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: 1237584



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		83
B (81-90)		
C (69-80)	67	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



BEA/3675/MED/10.2.25



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