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Manor Gardens, Beaminster, Dorset

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Manor Gardens Beaminster Dorset DT8 3EE

A spacious two-bedroom detached bungalow with driveway parking and beautiful garden, located in one of the most popular cul-de-sacs in Beaminster.



- Detached
- Two Double Bedrooms
- Surprisingly spacious accommodation
 - Excellent order throughout
 - Parking for three cars
 - Easy access to amenities
 - Sought after location
 - Very pretty gardens

Guide Price £465,000

Freehold

Beaminster Sales
01308 863100

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DWELLING

A beautifully presented detached, two-bedroom bungalow with light and airy rooms which is surprisingly spacious with three reception rooms as well as great sleeping accommodation. Located in one of the most sought after locations in Beaminster in a quiet cul de sac yet close to facilities, the plot is a generous size with private parking. Wrapping around the bungalow the garden is a well maintained and very pretty garden which features various areas to sit and enjoy the vista.

ACCOMMODATION

The entrance door opens into an internal hallway with doors leading off to all the main accommodation. The generous sitting room has a front aspect picture window with views over the garden. There is a central feature of a fire surround with an inset gas stove. On each side is beautiful bespoke built-in storage. The kitchen/dining room has a comprehensive range of wall and floor units in a soft cream finished with a classic wood laminate work top. Integrated items include an eye level oven with a separate gas hob. The adjacent utility room has another sink and matching cupboards and door into the attached green house. Beyond is a very useful office, perfect for the homeworker. The conservatory overlooks the rear garden with double doors out to the terrace, a super additional reception room. The principal bedroom sits to the rear of the property and is a spacious room with the advantage of a glazed door which open out to the garden. The second bedroom is also a super double. The shower room consists of a corner shower unit with electric shower, W.C and basin, there is also a separate W/C.

OUTSIDE

At the front of the property, there is driveway parking for three cars, The garden plot wraps around the bungalow. The front garden features

well maintained lawns and hedging. To the rear you will find a wonderful garden with a variety of areas including a very generous paved terrace, perfect for al fresco dining and with its own summer house. The terrace leads around the property to a decorative pergola which takes you up to the conservatory. The remainder of the garden includes lush lawn and vibrant flowerbeds, along with a fenced-off kitchen garden, great for growing vegetables and fruit. Beyond a hedge and set down a slope the garden extends all the way to a stream at the bottom.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Tax Band D

SITUATION TEXT - BEAMINSTER

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).

SERVICES

Mains electricity, water and drainage, including mains gas.

Broadband - Standard, Superfast ultrafast are available.

Mobile Phone

Indoor voice

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

02 - you are likely to receive coverage.

Indoor data

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

Outdoor

Voice and data

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

checker.ofcom.org.uk

MATERIAL INFORMATION

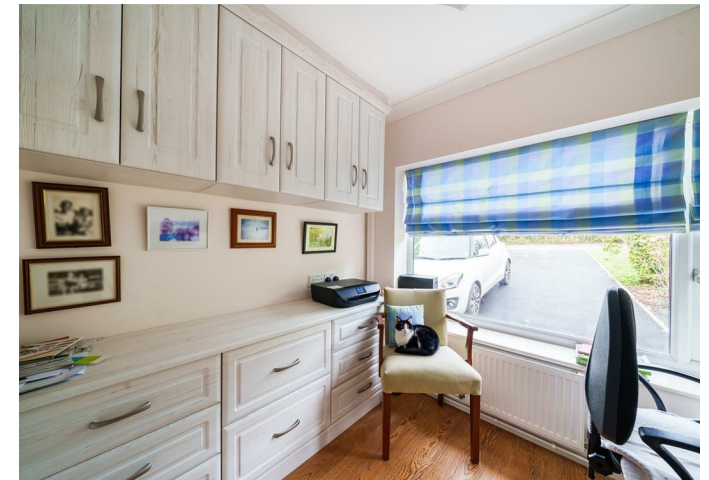
There are no current planning permissions in this postcode that would effect the property which we have been made aware of.

<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: ///jets.ruled.backpacks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Manor Gardens, Beaminster

Approximate Area = 1118 sq ft / 103.8 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: 1244225



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