



Higher Green House

20 Higher Green, Beaminster, Dorset

Higher Green House

20 Higher Green
Beaminster
Dorset DT8 3SE

A very rare opportunity to purchase a modern property residing in a prime Beaminster location with views, impressive internal space and indoor swimming pool.



- Substantial property
- Elevated position
- Very edge of town
- Stunning views
- 3 reception rooms
 - 3 bedrooms
 - Double garage
- Indoor swimming pool
- Approx 5129 internal space

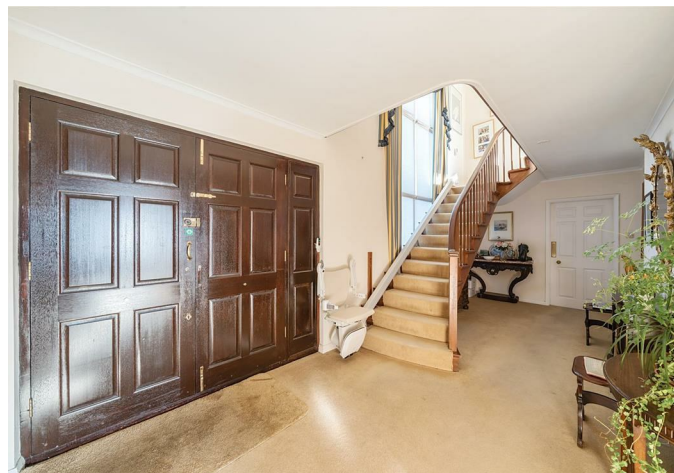
Guide Price £1,050,000

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This substantial modern property, located on the very edge of Beaminster, sits in an elevated position and comes with a garden plot of nearly an acre. Offering an extensive internal floor space of 5,129 sq. ft., including an attached double garage, this desirable home exudes both space and comfort. Built in the 1970s, the residence is bathed in natural light from numerous picture windows, each framing stunning views of the rolling Dorset countryside. With generous entertaining rooms, three double bedrooms—including a principal bedroom with its own private balcony—and the added bonus of an indoor swimming pool, this unique property presents an exceptional opportunity for those seeking both elegance and comfort.

ACCOMMODATION

This stunning property offers a truly grand entrance, with a portico leading into a magnificent main hall and an elegant curved staircase that ascends to the first floor. At the rear of the home, three spacious reception rooms provide a perfect setting for both relaxed living and entertaining, all with breathtaking views over the garden and the rolling Dorset hills. The dining room flows effortlessly into the sitting room, while the snug, with its own cozy study area, offers a peaceful retreat. The kitchen is beautifully appointed with bespoke solid wood units in a soft green finish, and the utility room provides added convenience, with access to the rear lobby and the impressive indoor swimming pool. The pool room, featuring a wall of glass windows, is a highlight, complemented by a pump room and an additional room perfect for a home gym. Upstairs, the three generously sized double bedrooms include a principal suite with its own private balcony, ideal for soaking in the scenic surroundings. The en-suite bathroom is a luxurious touch, with both a shower and bath. The twin bedroom has space for a walk-in wardrobe and the dual aspect third bedroom has plenty of space to add an en suite if so desired. The family bathroom comes with a coloured suite including a bidet.





OUTSIDE

The property sits in a plot which extends to nearly an acre (0.99 acres) surrounded by spectacular views which extend nearly as far as the sea. A raised paved terrace comes off the rear of the house. This sunny area offers the perfect place for alfresco dining. Steps take you down to the central lawn. Deep beds edge the lawn and they are planted up with mature shrubs and numerous flowers creating a lush garden scene.

A drive leads you up to the front of the house with parking for 2 to 3 cars. A double garage with electric up and over door and water supply.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square with primary and secondary schools. The surrounding countryside and superb Jurassic 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 a main line railway service to London (Waterloo).

DIRECTIONS

What3words - [///muddle.copying.trickled](https://www.what3words.com/what3words/muddle/copying/trickled)

SERVICES

Mains water, electricity and drainage are connected. Solar panels.

Broadband
Standard and superfast are available for connection.

Mobile Phone
EE/3/02/Vodafone



Indoor: Voice and Data - You are likely to receive coverage.
Outdoor: Voice and Data - You are likely to receive coverage.
<https://checker.ofcom.org.uk>

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band G

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
www.dorsetcouncil.gov.uk



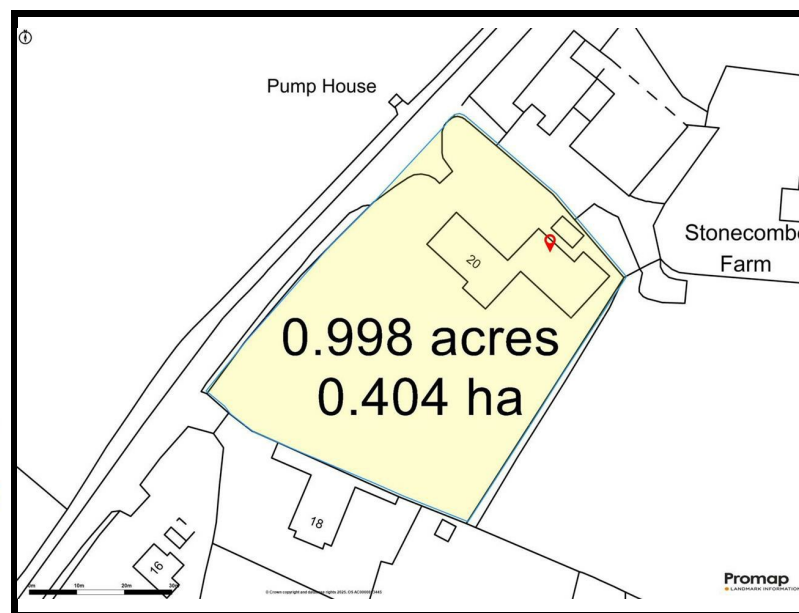
Higher Green, Beaminster

Approximate Area = 5129 sq ft / 476.4 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
(1-30)			
England & Wales		76	56
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1228969



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

01308 863100

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



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