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The Orchard, Newtown, Beaminster, Dorset

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The Orchard Newtown Beaminster Dorset DT8 3FF

A 5 bedroom executive property built by C G Fry & Son set in a generous garden plot perfectly situated in a peaceful location yet within easy reach of the town and countryside.



- Detached
- Built by C G Fry
- 5 double bedrooms
- Fabulous kitchen-dining room
 - 2419 internal sq ft
 - Immaculate condition
- Double garage and parking for 5 cars
- Enclosed landscaped garden to the rear

Guide Price £875,000

Freehold

Beaminster Sales
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DWELLING

Here is a very rare opportunity to purchase one of the most impressive C G Fry properties in Beaminster. Built of Hadspen stone under a clay tile roof, this delightful family home offers comfort, space and a desirable location close to the town centre. Set in a sizeable plot, the house itself has spacious accommodation which is both light and modern and in immaculate condition throughout. Externally the property is accessed by a gated drive providing parking for a number of cars. The landscaped rear garden is private and quiet. Early viewing is strongly recommended.

ACCOMMODATION

The entrance door opens into the hall with stairs rising, cloakroom with W.C. and basin. All principal rooms lead off the hall with engineered oak flooring flowing through into the sitting room. This elegant reception room is light and airy, perfect for comfortable entertaining. Centred around an open fire with decorative surround, the sitting room has bespoke shelving on one wall. French doors open out to the expansive rear terrace. Returning to the hall and moving towards the rear of the house, you enter the impressive kitchen/dining room. This 'heart of the home' room provides all the space and practicality you would hope to find in a contemporary property. The kitchen itself has a comprehensive range of wall and floor units, finished in a soft cream with black granite work surfaces. Integrated items include two pull-out pantry units, dishwasher and a fridge freezer. The cooker is a five ring gas Rangemaster with two ovens, grill and warming drawer. In the centre of this area is a large island with additional drawers and cupboards, again topped in granite which extends at each end to create a breakfast bar. The dining area is generous, with space to comfortably entertain eight to ten people seated whilst enjoying views through the French doors to the garden. To the rear of the kitchen is the utility room with an exterior door and a door into the double garage. There are spaces for a washing machine and a tumble drier with a granite worktop over, wall and floor cupboards and a sink. Easy storage for coats and boots too. Moving upstairs onto the galleried landing, there are five bedrooms and a family bathroom. The principal bedroom is simply splendid with its sizeable floorspace which also encompasses a shower en-suite and a built-in wardrobe with storage. This wonderfully light and airy room has views over the roof tops and towards the surrounding countryside. The en-suite is fitted with a shower cubicle, basin and WC. The guest bedroom also benefits from a shower en-suite, basin and WC, and also an excellent built-in wardrobe with storage. The remaining three bedrooms comprise a twin and two doubles. One of these rooms is currently used as a study. The family bathroom is fully tiled with bath and overhead shower, basin and WC.





OUTSIDE

A gated tarmac drive sweeps down to the property and the double garage. The drive provides parking for up to five cars. The generously-sized garage has two up and over doors and an electricity supply. Beside the drive is a lawned area which leads down to a small stream. The rear of the property can be accessed either by a side gate or a side path - both of which lead to the extensive rear paved terrace, perfect for al fresco entertaining. The large lawn is edged with mature trees and deep flower beds with decorative shrubs. Beyond, a pergola provides a further seating area. At the back of the garden are raised beds for vegetables and fruit.

DIRECTIONS

What3words ///giggled.trump.section

SERVICES

All mains services are connected.

Broadband

Standard, superfast and ultra-fast are all available for connection. [checker.ofcom.org.uk/en-gb/broadband-coverage](https://www.checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile phone coverage

Indoor

EE/02 - voice and data - you are likely to receive coverage

Three /Vodafone - voice and data - your are likely to receive limited coverage

Outdoor

Voice and data - EE/Three/02/Vodafone - all are likely to receive

coverage.

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://www.checker.ofcom.org.uk/en-gb/mobile-coverage).

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

<https://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



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	

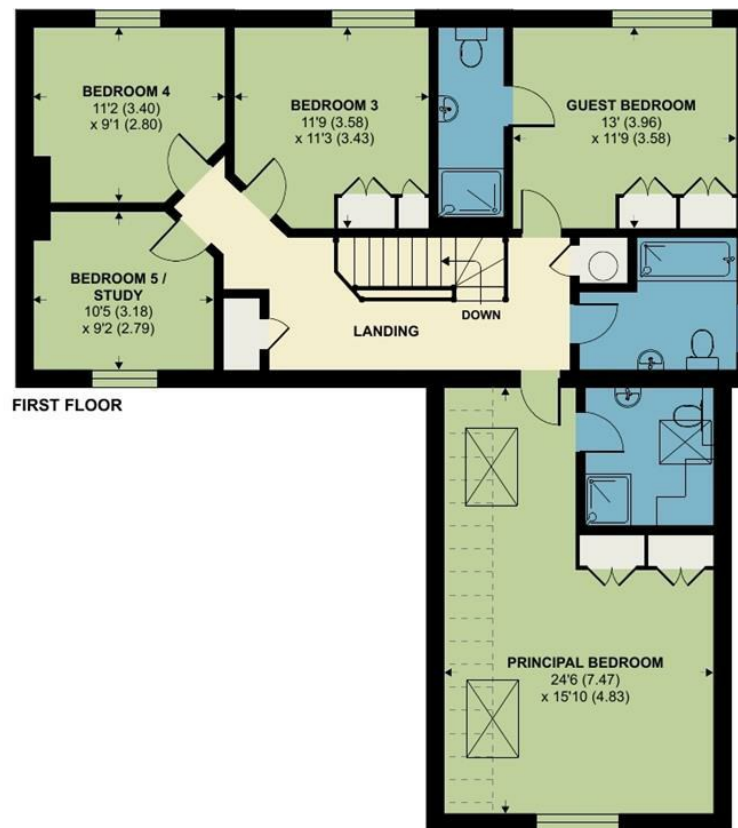
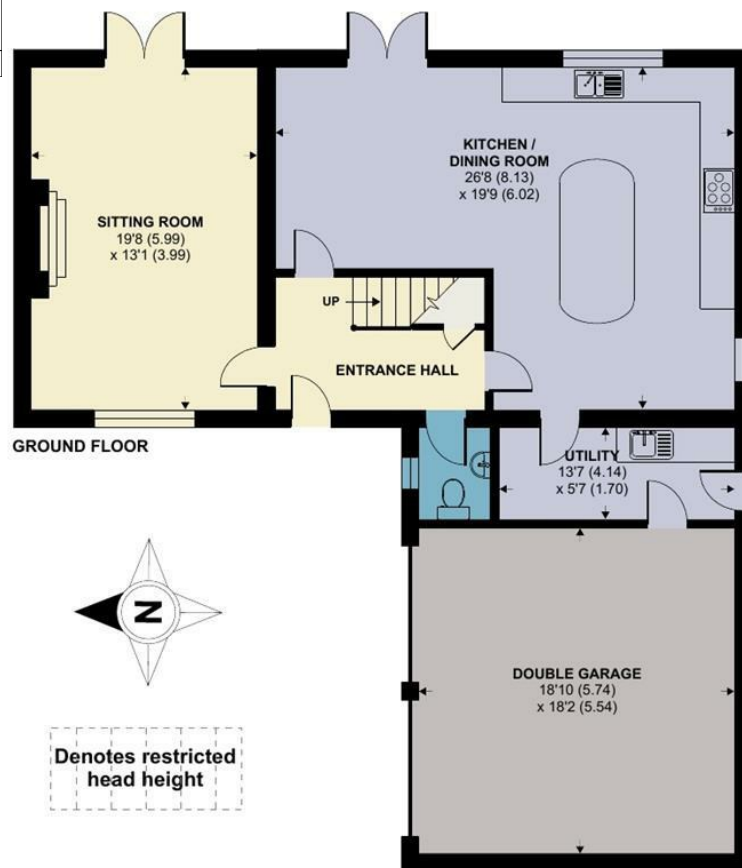
The Orchard, Beaminster

Approximate Area = 2419 sq ft / 224.7 sq m (includes double garage)

Limited Use Area(s) = 73 sq ft / 6.8 sq m

Total = 2492 sq ft / 231.5 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: 1249975



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