

Symonds
& Sampson



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Marksmead, Drimpton, Beaminster, Dorset

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Marksmead
Drimpton
Beaminster
Dorset DT8 3RZ

A stylish property which provides modern living in a village situation with accommodation which flows seamlessly, all set in a garden plot edged by a stream.



- Immaculately presented family home
 - Spacious accommodation
 - Modern extension
 - 4 good size bedrooms
 - Extensive parking and garage
 - Village location
 - Easy access to facilities

Guide Price **£595,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

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DWELLING

Set in a peaceful village, this contemporary home offers any buyer the chance to live stylishly in a property with excellent internal space spread across two floors. Beautifully proportioned throughout, the vendors have thoughtfully extended to the side, to create the modern centre to any home, a kitchen/breakfast/living room, packed with integrated items and with views over the garden and beyond. Upstairs there are four double bedrooms, perfect for kin or for guests to stay. The property resides in a picture perfect and varied garden plot with views down to the stream that edges its border.

ACCOMMODATION

A drive sweeps down in front of the property providing parking for a number of cars with a small slope leading up to the entrance door which opens into the hall with stairs rising and all principle doors leading off. LVT flooring in an oak finish runs throughout the downstairs. The kitchen/breakfast living room is to the rear of the property and has been extended recently to create a contemporary space, perfect for modern living with vaulted ceiling, skylights and bi-folding doors out to the garden. The kitchen has an excellent range of wall and floor units in a shaker style. Integrated items including an induction hob, extraction hood, eye level double oven and dishwasher. There is space to relax on a sofa and to dine whilst overlooking the garden. Off the kitchen is a utility space with plumbing for a washing machine, additional sink and matching units. Door off to garage.

The L shape of the sitting/dining room means each area is clearly designated with the sitting room centred around the wood burner and the dining area benefiting from two sets of French doors out to the garden creating a beautifully light formal dining space.

This property also has a useful study for the home worker. With a cloakroom and understairs cupboard. Upstairs on the landing you will find a super size airing cupboard with the electric boiler system. There are four good size double bedrooms. The principle bedroom has plenty of space for storage and an en-suite with shower cubicle, basin and toilet. The family bathroom has a bath with overhead shower, pedestal basin and sink.





OUTSIDE

Driveway parking for four vehicles which leads to a single garage.

A south facing paved terrace is a wonderful suntrap. It wraps around the side and rear of the property providing the perfect place for al fresco dining and enjoying the vista. Steps take you down to a varied garden where the present vendor has raised beds set within a lawned area. All edged by a stream. Throughout the garden space and terrace are rich beds of colourful shrubs. Green house and "potting house"



SITUATION

Drimpton is a small village on the Dorset/Somerset border approximately eleven miles from the famous Jurassic coast, five miles from Beaminster and four miles from Crewkerne. The village has an active community and facilities include a public house, church, village hall and recreation ground, with numerous footpaths giving access to the lovely surrounding countryside. There is a community shop in Broadwindsor, a village 2 miles away. Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and

sporting facilities. Crewkerne has in intercity rail line (London-Waterloo), a community hospital, Waitrose and Lidl supermarkets.

DIRECTIONS

///bordering.directly.shared

SERVICES

Mains water and drainage.
Electric fired central heating.

Broadband
Standard and superfast are available.



checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile phone

Indoor voice

EE/3 - you are expected to receive limited coverage.

Data

EE - you are not expected to receive coverage.

Voice and Data

02/Vodafone - you are not expected to receive coverage.

Outdoor - Voice and Data

EE/Three/02/Vodafone

You are expected to receive coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>.

Full voice and data coverage is available through wi-fi calling.

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band E.

MATERIAL INFORMATION

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

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.



Marksmead, Drimpton, Beaminster

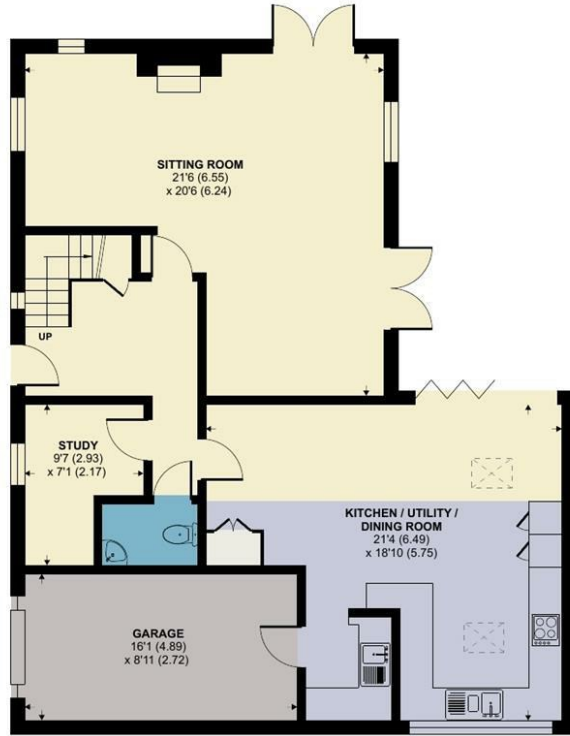
Approximate Area = 1757 sq ft / 163.2 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1900 sq ft / 176.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A+		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient - higher running costs		
England & Wales		
2020/19/18/17/16/15/14/13/12/11/10/9/8/7/6/5/4/3/2/1		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1290823

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