



Symonds
& Sampson

4 East Street Gardens

East Street, Beaminster, Dorset



4 East Street Gardens



East Street
Beaminster
Dorset DT8 3DT
Guide Price £850,000

Freehold
Beaminster Sales
01308 863100
beaminster@symondsandsampson.co.uk

A stunning quality new build in local stone with air source heat pump, solar panels and battery situated in a prime location on the edge of town with enclosed garden, separate garage and parking

- Premier build in Purbeck Stone
- Open plan living plus sitting room
- Underfloor heating
- 10 year new home warranty
- Detached
- PV solar panels with battery
- Electric car charging point
- 4 bedrooms
- Air source heat pump
- EPC A

DWELLING

No. 4 is a stunning modern new build, constructed using only the finest locally sourced materials and great attention to details including ‘Natural York stone roof water tables, window cills and heads which will weather beautifully. Located in the sought-after East Street Gardens, this property offers all the advantages of a new home, including an air source heat pump and PV solar panels with battery storage, the combination of which results in an EPC rating of A and drastically cut energy costs. Internally underfloor heating runs throughout the downstairs. The open-plan living area at the rear creates a spacious and inviting space, with a cosy wood burner adding warmth and charm. Upstairs, you'll find four good size bedrooms with an ensuite to the Master and a super family bathroom, all finished to the highest standard. Externally the property, with a gated entrance, is set on a large plot with a beautifully landscaped garden, providing peaceful town and countryside views in a quiet corner. With a detached garage and private parking. This home is the epitome of modern luxury and efficiency.

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. 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).

DIRECTIONS

What3words ///recruiter.typical.resides

MATERIAL INFORMATION

There are no current planning permissions in the 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

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Tax Band TBC

SERVICES

Mains water, drainage and electricity are connected.
PV solar panels with battery. Air source heat pump.

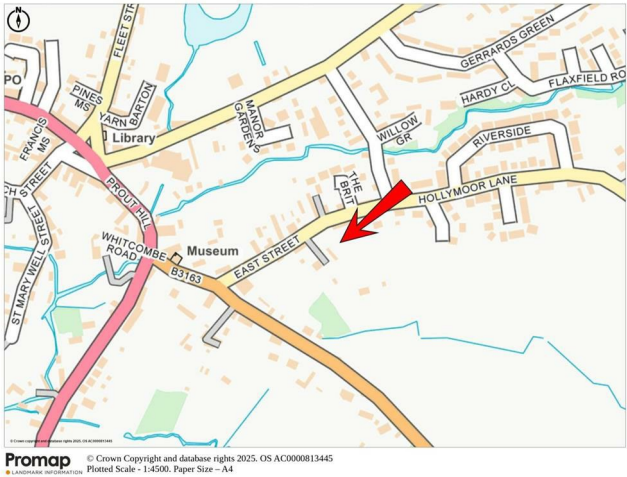
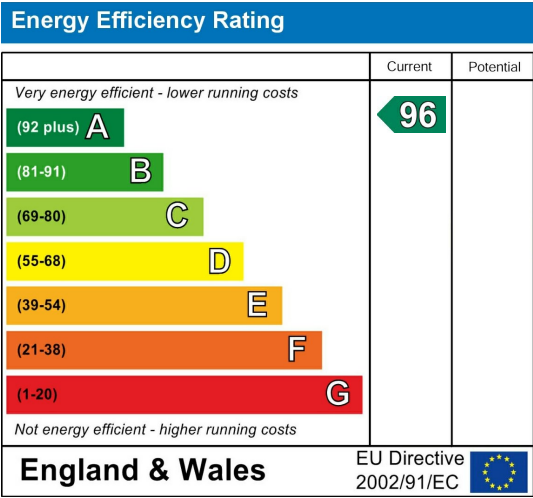
Broadband; Ultra fast is available

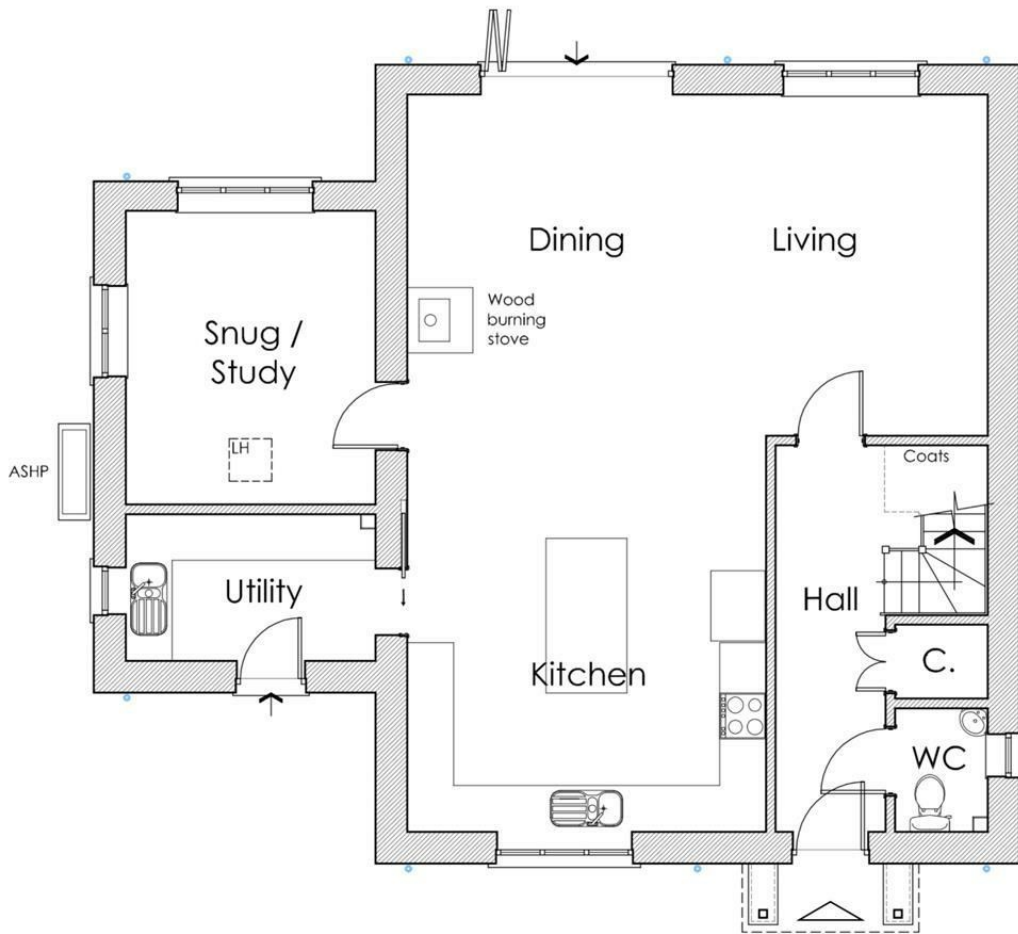
Mobile phone coverage - Indoor 02 Likely. Outdoors All providers available

EPC

AGENTS NOTE

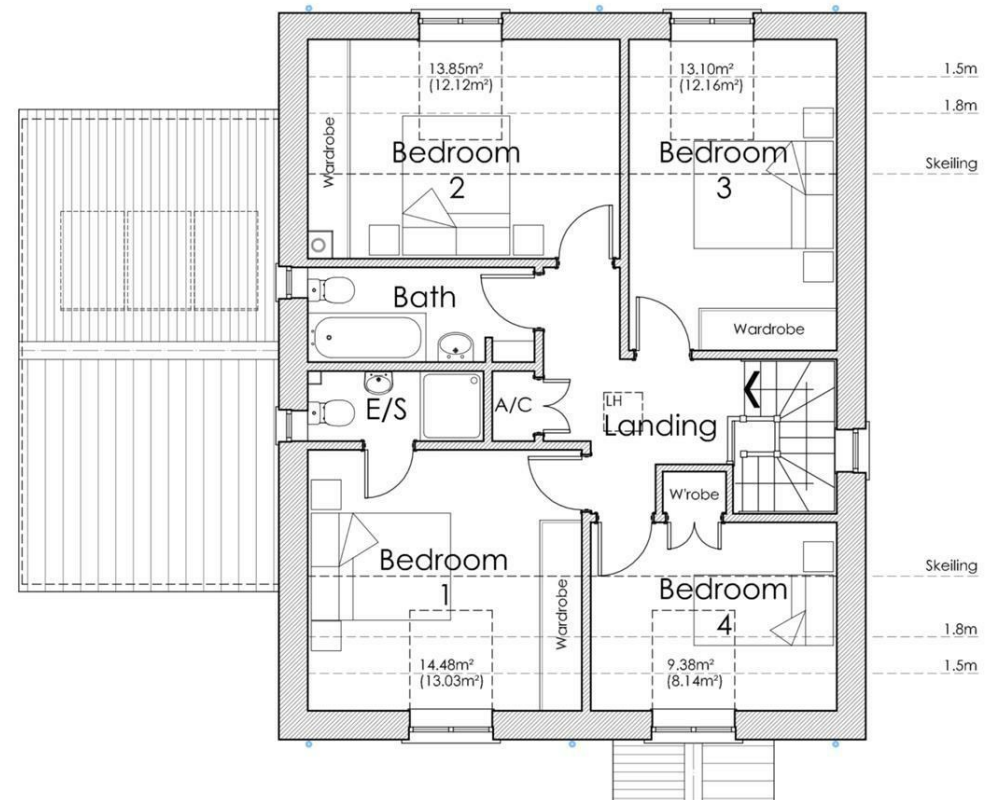
The floor plans and renderings are representative and may be subject to variation





GROUND FLOOR PLAN

Gross Internal Floor Area 165.11m²



FIRST FLOOR PLAN

BEA3707/CCC/14.4.25



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
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