

4 Mill Gardens

Mosterton, Beaminster, Dorset

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Mosterton
Beaminster
Dorset DT8 3HG

An executive modern home situated in a generous west facing garden plot with a quality finish throughout, located close to excellent village facilities



- Modern property with NHBC
 - Contemporary design
- Large garden plot 0.314 acres approx
- Spacious accommodation totalling 1906 sq ft
 - Open plan layout
 - Quality finish
- Air source heat pump
 - Underfloor heating
- Triple garage and generous parking
 - Gated entrance

Guide Price £635,000

Freehold

Private Treaty

Beaminster Sales
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DWELLING

This contemporary home with all the benefits of a recent build with a current NHBC, air source heat pump and up to the minute build quality. Set in an extensive garden plot totalling 0.314 acres approx. the property is finished to a high standard including oak doors throughout, glass and oak staircase and engineered oak flooring. Its open plan design means the accommodation flows beautifully from one room to the next. The large kitchen/diner is particularly impressive with its bi-folding doors out onto the Indian sandstone terrace. Upstairs there are four double bedrooms with a principle ensuite. Outside, you will find a triple garage off the gravel drive. Early viewing is strongly recommended.

ACCOMMODATION

The property is accessed via a gated gravel drive which takes you down to the front entrance. The door opens into a front hall with a beautiful oak and glass staircase rising to the first floor. Cloakroom with white suit. Moving towards the rear of the house you discover the fabulous open plan kitchen/dining room. This impressive room has a kitchen packed with integrated items including a fridge, freezer, wine fridge, double oven with microwave facility and warming drawers, extraction fan and a dishwasher. The comprehensive range of kitchen units include two full size pull out pantry units, a variety of pan drawers and cupboards as well as a super size island, all topped in low profile marble quartz. Adjoining the kitchen is the utility with matching units and plumbing for a washing machine. Returning to the kitchen/dining room you will find considerable space to set a table and chairs in front of the bi-folding doors out to the garden. This area is partitioned from the sitting room with glazed oak bi-folds. This versatile room then can be

either comfortable enclosed space or added to the open plan living/dining room.

To complete the downstairs there is a useful study, perfect or the home worker. Upstairs you will find 4 double bedrooms. The principle bedroom comes with its own en-suite shower room. The family bathroom comprises of both a free standing bath and enclosed double shower unit. vanity unit with basin and W.C.

OUTSIDE

A gated gravel drive sweeps down past the property and on to a superb triple garage with electric up and over door with parking for a number of cars in front. This could be ideal for conversion if so required to additional accommodation subject to PP. The substantial west facing garden is mostly laid to lawn dotted with some mature shrubs and trees. A modern metal pergola comes off the rear terrace, perfect for al fresco dining. In one corner is a pond with natural planting and small trees surrounding.

SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

DIRECTIONS

What3words: haircuts.summer.dishes

SERVICES

Mains electricity, water and drainage.

Air source pump heating.

Broadband - Standard and superfast are available.

Mobile Phone

EE/3 - you should not expect to receive a signal for voice or data indoors.

Vodafone/02 is limited for voice indoors but no data.

EE/3/Vodafone are good outdoors for voice and data.

02 is limited for data and voice.

Information form <https://www.ofcom.org.uk>

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Tax Band F

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will 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 adviser or call the office if you would like to discuss prior to making a viewing.



Mill Gardens, Mosterton, Beaminster

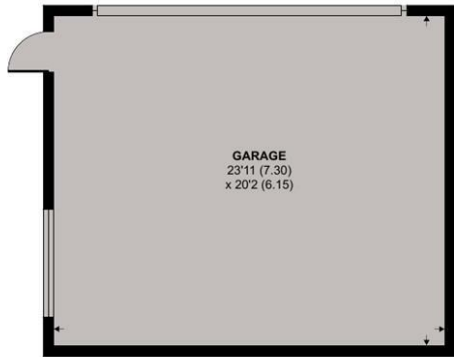
Approximate Area = 1806 sq ft / 167.7 sq m

Garage = 483 sq ft / 44.8 sq m

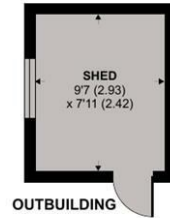
Outbuilding = 76 sq ft / 7 sq m

Total = 2365 sq ft / 219.7 sq m

For identification only - Not to scale



GARAGE



OUTBUILDING



GROUND FLOOR



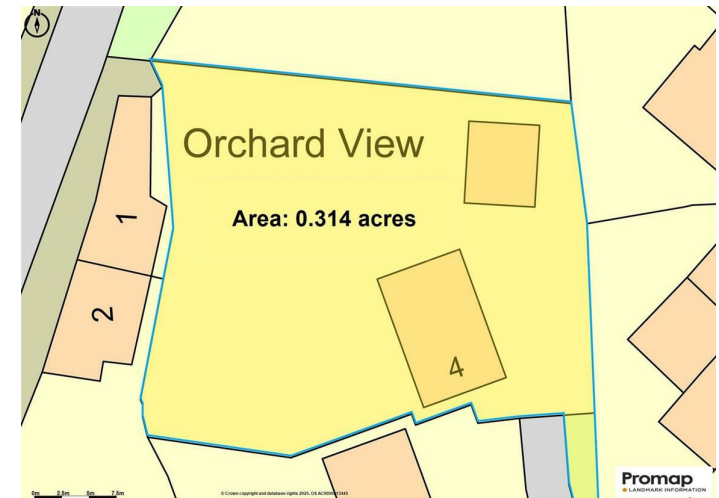
FIRST FLOOR



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: 1278260



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



BEA/CC-C/3708/4.7.25 amended 17.7.25



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