



Arundel



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31 Chantry Lane, Newtown, Beaminster DT8 3ER

8 Miles to the sea!

Offering a fantastic opportunity to purchase an immaculately presented detached house in one of Beaminster's most sought after locations in a quiet location on the edge of the town.

- Detached house
- Double garage
- Highly desirable edge of town location
- Quiet, tucked away position
- Ample parking
- Beautifully presented
- Stunning views from upstairs bedrooms
- Freehold, Council tax band D

Guide Price £750,000

SITUATION

Beaminster is a delightful town, in an area of outstanding natural beauty and conservation area, well known for its historic buildings and excellent amenities centred around The Square, including GP surgery, Post Office, local Council Offices, and a variety of bespoke shops and restaurants. Yeovil and Crewkerne are in close proximity, providing train links to London.

DESCRIPTION

A beautifully presented four bedroom detached house on the edge of Beaminster Town in a quiet, tucked away position on a private no-through road. The property has been extended and renovated throughout by the current owners creating a comfortable home with sociable kitchen/diner and two further receptions. There is ample parking on the driveway as well as via the detached double garage.



ACCOMMODATION

The ground floor is arranged around a central entrance hallway with WC. A spacious triple aspect sitting room with gas fired effect wood burning stove runs the depth of the house with picture window to the front and sliding glazed doors to the rear garden. There is a useful study and a large L-shaped kitchen/dining room (with under floor heating) with bi-fold doors to the garden. The kitchen offers a range of storage cupboards with space for an American style fridge freezer, with a separate utility room for washers and dryers. Upstairs are three main bedrooms with a fourth smaller room which could be used as a nursery or office space and a family bathroom. Outside are beautifully landscaped gardens, with raised vegetable beds at the rear. A large gravelled seating area directly by the house offers ample space for sitting out and enjoying the garden. There is access each side of the house to the front, where there is a large gravelled driveway for several vehicles and a detached double garage with attached store room.

SERVICES

Broadband - Standard up to 27Mbps and Ultrafast fast up to 1000Mbps.

Mobile phone service providers that are likely to be available are O2 and Vodafone for voice services inside, and EE, Three, O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

Gas fired central heating, mains drainage and water.

The property is of standard construction, rendered with hamstone quoins, under a cambrian slate roof, it was built in 1966 but fully renovated and extended over the last few years. The garage was built recently, of block and render construction with hamstone quoins, under a Cambrian slate roof. The garage and store benefits from electric, mains drainage and mains water.

The property is situated on a private road which is jointly owned by the residents, with the benefit of a right of way over the private road in front of the property.

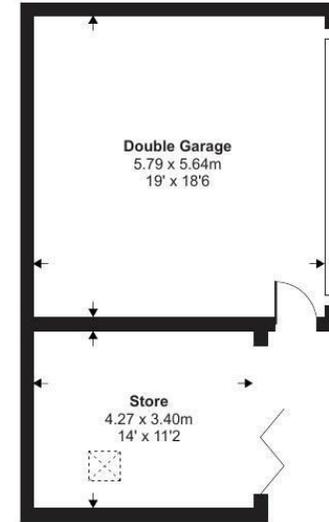
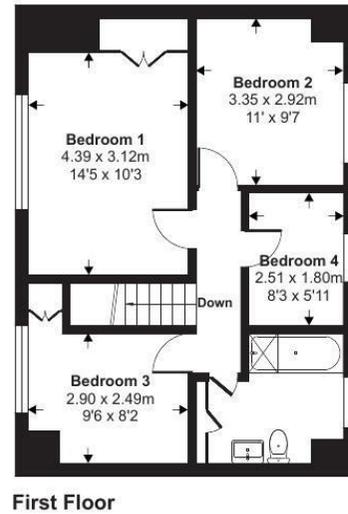
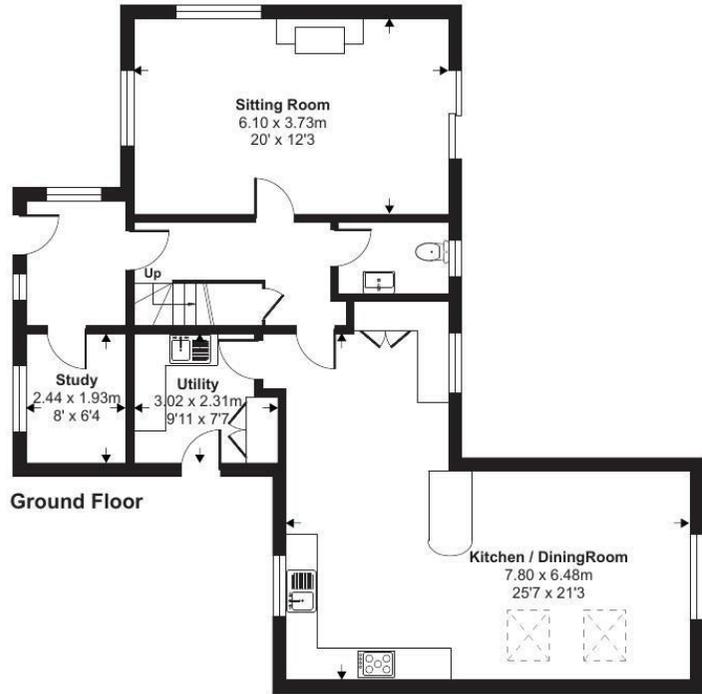
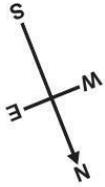
DIRECTIONS

From Beaminster Town centre, proceed up Fleet Street- continue until the road forks, taking the left hand fork onto Chantry Lane. The private, no through road will be found on your second left and Arundel will be found on your right hand side.

VIEWINGS

Please contact Stags Bridport to arrange an accompanied viewing.





Approximate Area = 1576 sq ft / 146.4 sq m
 Garage = 351 sq ft / 32.6 sq m
 Store = 156 sq ft / 14.4 sq m
 Total = 2083 sq ft / 193.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1132040

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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