



7 School House Close, School House Close



STAGS

7 School House Close,

, Beaminster, DT8 3AH

Town Centre/The Square 0.2 mile Bridport 6 miles Jurassic

A very attractive and well presented semi detached Georgian style house close to The Square in the historic town of Beaminster. EPC C.

- Attractive Georgian style home
- Three bedrooms
- Two reception plus conservatory
- Private courtyard garden
- Close to the town centre and amenities No chain
- Well appointed and improved
- Two bathrooms (one en-suite)
- Kitchen and utility
- Rear garage and parking
- Freehold Council Tax Band E

Offers Over £440,000

THE PROPERTY

Seven School House Close is a very attractive and well presented semi detached Georgian style house in a highly sought after small exclusive cul-de-sac within easy level walking distance of the town centre and amenities. It was built by the well known and respected local builders C G Fry & Son Limited in 2000 to a very attractive period style with part natural stone faced elevations with brick details under a slate roof. Under the current ownership since 2021 the house has been subject to extensive refurbishment and now offers many up to date modern amenities.

The excellent specification includes gas fired central heating with a recently updated boiler, sealed unit windows, modern updated cloakroom suite, security alarm system, newly fitted kitchen with extensive units, solid wood worktops, stoneware sink and comprehensive appliances - AEG eye level electric double oven, electric induction hob, pull out cooker hood, integrated fridge and space for slimline dishwasher, newly built UPVC conservatory (installed by Heavers of Bridport), newly fitted en-suite shower room and upgraded bathroom.



In addition there is built in wardrobes, Kardean quality style flooring, quarry style ceramic tile flooring to the kitchen and fitted carpets.

The well presented accommodation extends to a generous 1223 sq ft and character style features include high ceilings, sash style windows to the front elevation and a period style fireplace with coal effect fire to the front room. There are pleasant views from the first floor over the town roof tops to the church and distant countryside.

The accommodation extends to ground floor - canopy porch, reception hall, cloakroom, living room, long sitting/dining room with French doors and a pair of Velux windows, kitchen, utility, conservatory. First floor - landing, principal bedroom with built in wardrobes and en-suite shower room, second bedroom with built in wardrobes, third bedroom, bathroom.

OUTSIDE

To the immediate rear of the back garden is a large single garage with recently rendered internal walls, large boarded loft space and remote control door. There is parking to the front of the garage and also within School House Close.

Attractive small front area of garden behind low stone walls and railings. Very attractive and private walled rear courtyard style garden with paved terracing, gravel and well stocked borders. Personal door to the garage.

SITUATION

School House Close is a highly sought after small and exclusive cul-du-sac tucked away just off Hogshill Street within the heart of Beaminster town. Beaminster is a delightful town well known for it's historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of it's size. There is a thriving local community serviced by the churches, primary and secondary schools, public houses, medical centre, dentists surgery, community leisure centre and popular cafes and restaurants. There is a wealth of local events and activities catering for all tastes. The immediate area is designated as on of Outstanding Natural Beauty (AONB) and the town centre is a conservation area.

The thriving market town of Bridport is within easy reach and offers a larger range of shop and services and is well known for it's twice weekly street market. The beautiful Jurassic coastline is also nearby at West Bay with it's harbour, bathing beaches and breath-taking coastal walks. The towns of Crewkerne and Dorchester are also within easy reach with rail services to London.

SERVICES

All mains services. Gas fired central heating.

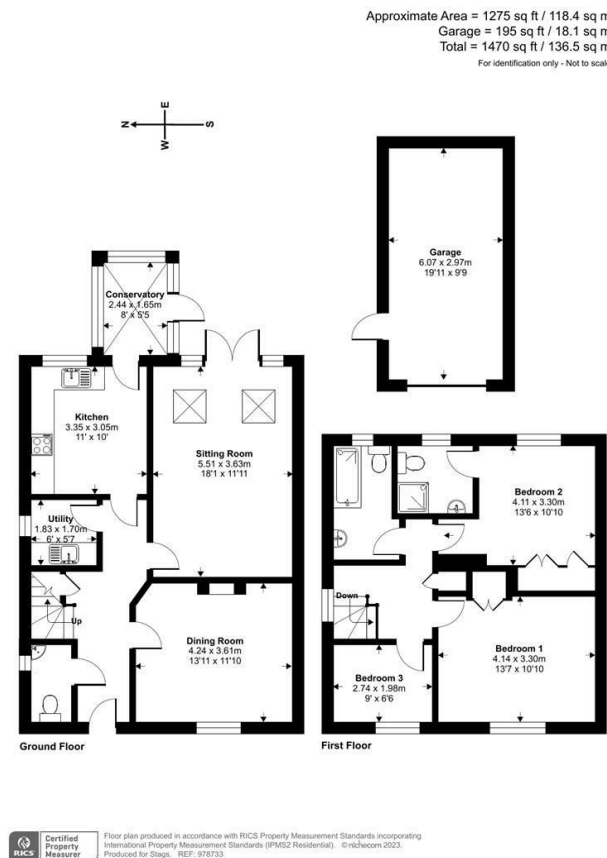
VIEWINGS

Strictly by appointment through Stags, Bridport.

DIRECTIONS

From Bridport take the A3066 to Beaminster. Continue past The Square into Hogshill Street and School House Close is found on the left (before the mini roundabout)





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.



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