



3

Bedrooms



2

Bathrooms



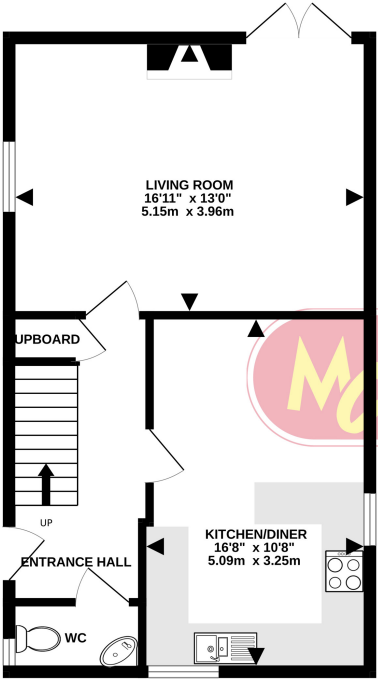
An immaculate three bedroom semi-detached house in an award winning quiet cul de sac in this beautiful Dorset village. The property is double glazed and centrally heated with a multi fuel stove in the living room. There is a garage and off-road parking, a private enclosed rear garden. Marksmead is perfect for those who wish for countryside living whilst still belonging to an active community.

The accommodation briefly comprises entrance hall, kitchen-diner, living room, and cloakroom on the ground floor. There are three bedrooms a bathroom and an en-suite to the master on the first floor.

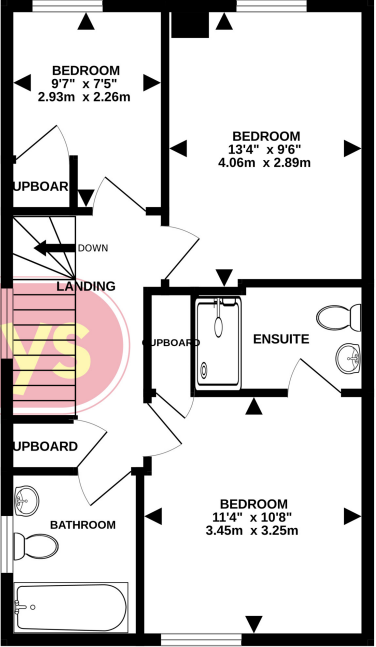
Outside there is a driveway at the front that provides off-road parking and access to the garage. There is an enclosed garden at the rear that has two seating areas one paved immediately adjacent to the rear of the property and one at the end of the garden which is chippings. The garden is set out in tiers which also provides a lawn area as well of a variety of beds.

Drimpton facilities include a public house, church, village hall and recreation ground with numerous footpaths giving access to the surrounding countryside. The village of Broadwindsor lies approximately two miles to the south-east and has a community shop, public house, village hall, church, primary school and an interesting 'Craft Centre' which has a variety of local studios and a tearoom/restaurant. Crewkerne is a further 4 miles away and provides a much larger supermarkets and the coast is c. 12 miles away.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Marksmead, DT8

