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Manor Gardens, Beaminster, Dorset,

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Manor Gardens
Beaminster
Dorset
DT8 3EE

A beautifully presented and thoughtfully upgraded home, offering stylish interiors, smart technology and a delightful garden backing onto a tranquil stream.



- Two double bedrooms
- High specification through-out
- High specification integrations
- Spacious through-out
 - Modern kitchen
 - Modern bathroom
 - Landscaped garden
 - EV charger
 - Outside storage

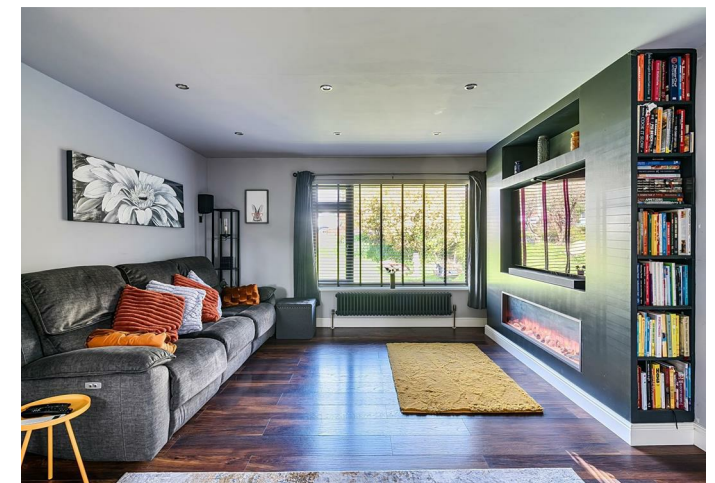
Guide Price **£495,000**

Freehold

Private Treaty

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INTRODUCTION

Situated within a desirable and well-established setting, this impressive home has been carefully enhanced by the current owner to provide a superb balance of modern comfort, practicality and lifestyle appeal. The property is presented to an excellent standard throughout, with a number of high-quality upgrades that make it ideally suited to contemporary living.

THE PROPERTY

The accommodation is well-balanced and thoughtfully arranged, with light-filled spaces that create an immediate sense of comfort and versatility.

The main sitting room is a standout feature, centred around a bespoke media unit incorporating the television with a contemporary electric fire below, creating an attractive focal point. This space is further enhanced by Alexa-controlled lighting, part of a wider smart system that extends through much of the property, allowing lighting and ambience to be easily adjusted. The kitchen is fitted with a variety of modern wall and base units with a straight edge worktop over and breakfast bar, complemented by a selection of integrated appliances including a dishwasher, double oven with microwave, wine cooler, fridge freezer and induction hob, providing a clean and streamlined finish. Patio French doors opening onto the garden, blending indoor and outdoor living/dining.

The bedroom accommodation is equally well considered. The principal bedroom benefits from dual aspect windows and built-in storage cupboards with integrated lighting, adding both practicality and a refined finish. The second bedroom is a generous double, offering excellent flexibility and benefitting from a good range of power sockets, ideal for modern living or home working. Further bedrooms continue the theme of well-proportioned and versatile accommodation. The bathroom is fitted with a high specification walk in shower unit with rainfall shower head over, wash hand basin and LED mirror over and contemporary freestanding bath.

OUTSIDE

The outdoor space has been carefully designed to create a series of inviting and

highly usable areas. On the front aspect is a laid lawn garden with outdoor socket and access to the front of the garage with an electric roller door. The garage has power and lighting.

A generous paved terrace extends from the property, providing an ideal setting for al fresco dining and entertaining. A covered seating area with pergola creates a more intimate, sheltered environment — perfect for relaxing or hosting guests. Additional sections of the garden offer further flexibility, including space for planting, storage and leisure. A useful timber shed and enclosed areas ensure practicality is well catered for. There is a double socket and two hose points. Off the garden is access to the utility room/rear section of the garage housing the gas combination boiler and fuse board for the house and EV charger turn off point. This is great storage space with ample of sockets along with a wash hand basin.

There is a studio currently setup for a home gaming system with power, lighting, padded walls and floor.

Beyond the immediate garden lies one of the property's most charming features — a gently flowing stream, which runs behind the boundary. This natural backdrop provides a sense of calm and seclusion, enhancing the overall setting and offering a peaceful outlook rarely found.

SITUATION

Beaminstor 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 ///strutted.amps.dynamic

SERVICES

All mains services are connected. Gas-fired central heating. EV charger.

Broadband

Standard, superfast and ultra fast broadband is available for connection. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage

There is mobile coverage in the area, please refer to Ofcom's website for more detail.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band D.

MATERIAL INFORMATION

At the time of launching the property to the market the vendors have confirmed that none of the rights, restrictions or covenants have affected the way they have lived or have used the property.



Manor Gardens, Beaminster

Approximate Area = 998 sq ft / 92.6 sq m (includes garage)

Studio / Utility = 155 sq ft / 14.4 sq m

Total = 1153 sq ft / 107 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1440322



Energy Efficiency Rating		Current	Potential
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		
Not energy efficient - higher running costs			
England & Wales		73	80
		EU Directive 2002/91/EC	



BEA/ME/3807/8.4.26



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