



14

Broadmead Close, Mosterton, Beaminster,

14

Broadmead Close
Mosterton
Beaminster
DT8 3JG

A large contemporary family home. Located in a quiet village cul-de-sac with easy access to the countryside.



- 4 Bedrooms
- 2 reception rooms
- Generous corner plot garden
- Excellent order throughout
 - Perfect family home
 - Edge of Village location

Guide Price **£445,000**

Freehold

Beaminster Sales
01308 863100

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DWELLING

Situated on a generous corner plot at the edge of the village, 14 Broadmead is a well-presented family home offering spacious and versatile accommodation throughout. The ground floor features two reception rooms and a bright kitchen/diner overlooking the attractive country garden. Upstairs, the property comprises three double bedrooms, a single bedroom, and a modern family bathroom. The extensive outdoor space is ideal for those seeking a rural lifestyle, with a generous garden, wood store and gun dog run. Early viewing is highly recommended.

THE PROPERTY

A stencilled concrete drive to the front leads you up to the entrance door and leads into the hall, with cloakroom. The first of the two reception rooms is set to the front with stairs rising. This is a great family room with plenty of storage. A door to the rear opens into the comfortable sitting room centred around the wood burner, with views over the elevated terrace and garden. The kitchen/diner is impressive with a comprehensive range of soft cream shaker cupboards topped in a black flecked work surface as well as a central island. This room flows into the utility space, perfect for a family home with great storage. Upstairs the bedrooms are all in good order with some built in storage. The fourth bedroom is presently used as a study.

OUTSIDE

The property sits in an ample garden plot. With parking for a number of cars to the front and a single attached garage. A paved and decked terrace leads off the rear of the property with a koi pond. This is the perfect place to enjoy the garden and al fresco dining. The garden itself is very impressive in size with a central lawn edged with mature trees and shrubs. Running down one side is a under cover log store with additional storage. Adjoining is a long gun dog run with kennel that could be included into the garden if so desired.

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.

SERVICES

Mains electricity, water and drainage.

Broadband - Standard and superfast are generally available in the area.

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

Mobile Phone coverage

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

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax Band - C

MATERIAL INFORMATION

Flooding - The Government's flood risk assessment at <http://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners have confirmed that the garage did flood in 2021 due to high rainfall.

The vendors have confirmed that no rights, covenants or restrictions have affect the way that they use or live at the property.





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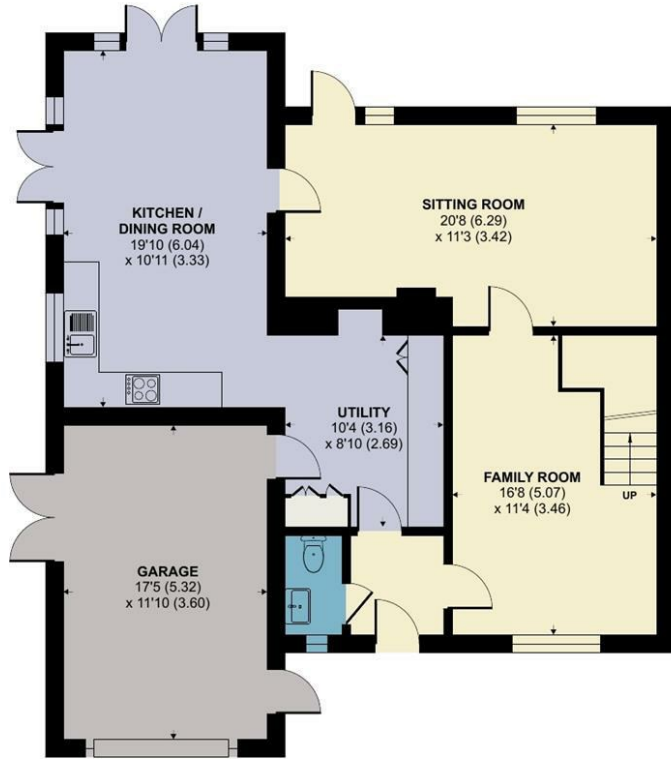
Approximate Area = 1448 sq ft / 134.5 sq m

Garage = 198 sq ft / 18.3 sq m

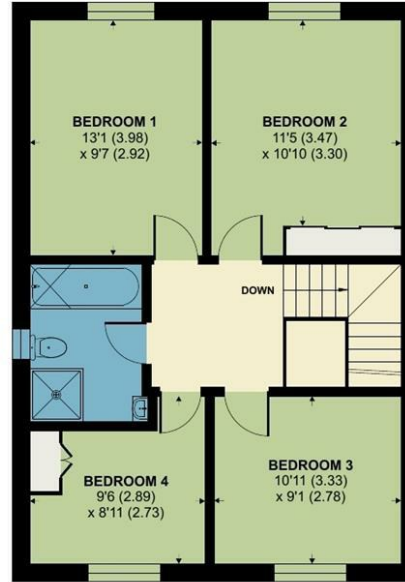
Total = 1646 sq ft / 152.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			71
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST 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: 1425421



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