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The Beeches, Beaminster, Dorset,

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The Beeches
Beaminster
Dorset
DT8 3SL

A spacious detached family home with generous reception space, a large rear garden, garage and driveway parking.



- Sought after location
- Three double bedrooms
 - Two bathrooms
 - Sunny garden
- Garage and parking
- No onward chain
- Spacious reception room

Guide Price **£450,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

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INTRODUCTION

This well-presented detached family home offers spacious and flexible accommodation arranged over two floors, together with a generous rear garden, garage and driveway parking. The property enjoys a convenient position within an established residential area and provides excellent space for family living.

THE PROPERTY

The property offers bright and generously proportioned accommodation ideally suited to modern family living. At the heart of the home is an impressive dual-aspect sitting room with feature fireplace, opening seamlessly into the dining room to create a wonderfully sociable and versatile living space, ideal for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing the outside space to become a natural extension of the home during the warmer months.

The kitchen/breakfast room is fitted with a comprehensive range of traditional-style units providing ample storage and preparation space, with plenty of room for informal dining. A separate utility room adds further practicality and offers direct access to the garden.

To the first floor are four well-proportioned bedrooms, including a particularly useful dressing room arrangement

to the principal bedroom, together with a family bathroom serving the remaining accommodation. The property has been carefully maintained and now presents an excellent opportunity for a purchaser to create a superb long-term family home in a sought-after residential setting.

OUTSIDE

To the front of the property is an area of lawn with mature shrubs together with driveway parking leading to the integral garage.

The rear garden is a particularly attractive feature of the property, being predominantly laid to lawn with a paved terrace adjoining the house, providing an ideal space for outdoor dining and entertaining. The garden is enclosed by fencing and includes mature shrubs and a timber garden shed.

SITUATION

Beaminster 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).

DIRECTION

What3words ///pounds.snowboard.balloons

SERVICES

Services

All mains services are connected.

Gas-fired central heating.

Broadband coverage

Ultrafast broadband is available.

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

Mobile phone

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

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

LOCAL AUTHORITY

Local Authority

Dorset Council (01305) 251010

Council Tax Band E





The Beeches, Beaminster

Approximate Area = 1262 sq ft / 117.2 sq m
 Garage = 159 sq ft / 14.7 sq m
 Total = 1421 sq ft / 131.9 sq m
 For identification only - Not to scale



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: 1454112



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-101)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEA/ME/3821/8.5.26



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