

Symonds  
& Sampson



12

The Beeches, Beaminster, Dorset,

# 12

The Beeches  
Beaminster  
Dorset  
DT8 3SN

Spacious family home situated in the highly popular cul-de-sac of The Beeches.



- Detached
- Two double bedrooms
  - Shower room
- Sizeable reception room
  - Conservatory
  - Well presented
  - Gas central heating

Guide Price **£335,000**

Freehold

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## INTRODUCTION

Situated within the highly desirable cul-de-sac of The Beeches, this well-presented modern family home offers balanced accommodation and has been carefully maintained by the current owner since new. Built in the 1990s of standard construction, the property benefits from a spacious sitting room, a practical kitchen and a conservatory overlooking the rear garden.

## THE PROPERTY

The property offers well-proportioned accommodation arranged over two floors. The ground floor includes a spacious sitting room with a electric fire, WC, a fitted kitchen with a range of wall and base units and space for dining furniture, along with a conservatory providing additional living space.

To the first floor are three bedrooms, including two doubles and a further single, served by a family shower room fitted with a modern suite.

## OUTSIDE

To the front is a lawned garden with driveway parking and access to a single garage. The rear garden is well maintained and predominantly laid to lawn, with a sun terrace, planted borders and a pathway leading to the garage. The garage benefits from power, lighting and an electric up-and-over door.

## 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. There is also an annual music festival. The surrounding countryside and superb Jurassic 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 a main line railway service to London (Waterloo). The property is conveniently situated within walking distance to primary and secondary schools.

## DIRECTIONS

What3words ///width.vague.depth

## SERVICES

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

Broadband

Standard, Superfast and Ultra Fast are all available for connection.  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

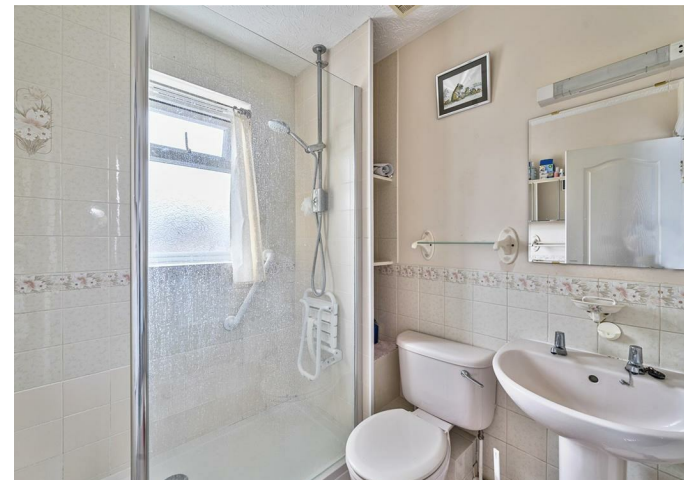
There is mobile coverage in the area, please refer to Ofcoms website for more details.  
<https://www.ofcom.org.uk/mobile-coverage-checker>

## LOCAL AUTHORITY

Dorset Council - 01305 251010  
Council Tax Band D.

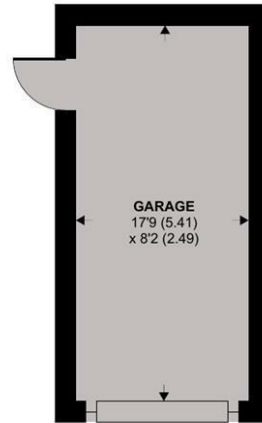
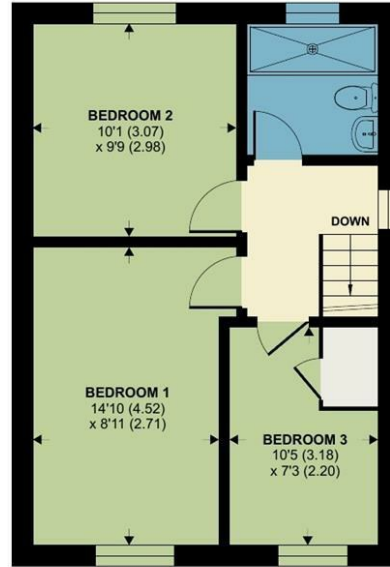
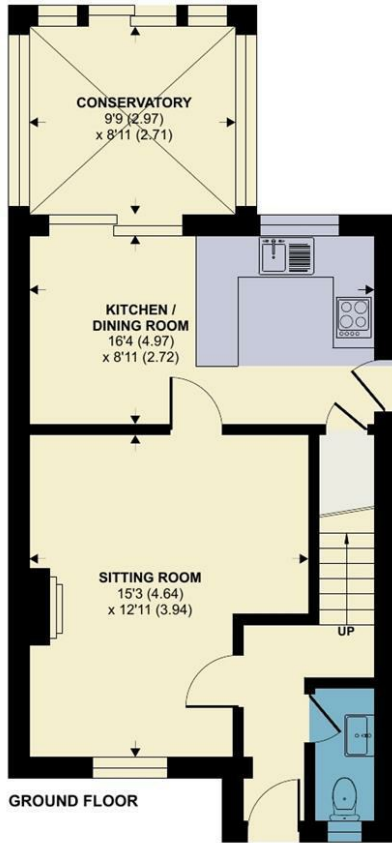
## MATERIAL INFORMATION

At the time of launching the property to the market our vendor has confirmed that none of the rights, restrictions or covenants have affected they way she has used or lived in the property.



# The Beeches, Beaminster

Approximate Area = 919 sq ft / 85.3 sq m  
 Garage = 145 sq ft / 13.4 sq m  
 Total = 1064 sq ft / 98.7 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: 1431946



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		63	77
EU Directive 2002/91/EC			

BEA/ME/3801/19.3.26



01308 863100

beaminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 36, Hogshill Street,  
 Beaminster, Dorset DT8 3AA



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