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Manor Close, South Perrott, Beaminster, Dorset

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Manor Close South Perrott Beaminster Dorset DT8 3HA

Stylish village home with spacious living, a stunning conservatory, and private garden—perfect for modern family life.



- Semi-detached
- Four bedrooms
- Spacious accommodation
 - Two shower rooms
- Enclosed rear garden
- Garage and parking
 - Cul-de-sac
- Desirable village
- Early viewing advised

Guide Price **£350,000**

Freehold

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DWELLING

A stunning semi-detached home in a desirable village setting, this beautifully presented property features two spacious reception rooms and a superb conservatory that overlooks a private, well-maintained rear garden. Additional benefits include a garage, off-road parking, and the potential for a dedicated home office. The accommodation comprises four bedrooms, including a generously sized master with a stylish en-suite. The home is equipped with oil-fired central heating and UPVC double glazing throughout, ensuring comfort and efficiency.

INTERNAL

A storm porch shelters the front door, opening into a welcoming reception hall with attractive timber flooring and a staircase to the first floor. Off the hall is a cloakroom with a white suite. The spacious front-aspect sitting room features a wood burner set in a natural stone surround and hearth. Double doors lead to a bright conservatory of UPVC double glazing on a solid stone base, offering lovely garden views. The kitchen/breakfast room includes a range of cream wall and base units with black marble-effect worktops and a breakfast bar. Integrated appliances include a stainless steel/glass cooker hood, electric hob, oven, and fridge/freezer, with space for a dishwasher and washing machine. An archway leads into the dining room, also ideal as a home office, with internal garage access and French doors to the garden.

Upstairs, a generous landing with loft access leads to four well-proportioned bedrooms. The front-facing master includes an en-suite shower room with a white suite. The family bathroom also features a white suite and a corner shower cubicle.

EXTERNAL

To the front, a driveway provides off-road parking for two to three vehicles and leads to a single garage. The front garden features a neat lawn bordered by mature shrubs, with a raised decked terrace that offers an ideal space for outdoor dining or relaxation.

The rear garden is designed for low maintenance, mainly laid to gravel with a selection of specimen shrubs adding interest. A side path includes a covered area, perfect for additional storage.

SERVICES

Services

Mains water, electricity and drainage are connected.

Local Authority

Dorset Council Tax Band D.

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>

MATERIAL INFORMATION

There are no current planning permissions in the this postcode that would effect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing.

SITUATION

South Perrott is a pretty village on the Somerset/Dorset border comprising character cottages, large period houses and a small number of modern properties which have been designed to blend in with the village scene. Facilities include church, village hall and public house with day to day amenities including a post office/store and primary school at Mosterton, which lies approximately two miles to the south-west. There are a number of scenic walks and is the source of the Parratt & Axe river. A comprehensive range of shops can be found at Crewkerne which is approx. 3½ miles or Beaminster approx. 5½ miles to the south. The main line railway station (Exeter - Waterloo) is at Crewkerne and the coast at Burton Bradstock is approximately 13 miles and the County town of Dorchester 18 miles.

DIRECTIONS

What3words ///tint.staining.grudges



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Approximate Area = 1692 sq ft / 157.1 sq m

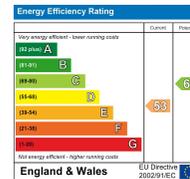
Garage = 192 sq ft / 17.8 sq m

Total = 1884 sq ft / 174.9 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 2025. Produced for Symonds & Sampson. REF: 1314469



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