



Symonds
& Sampson

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The Beeches, Beaminster, Dorset,

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The Beeches
Beaminster
Dorset
DT8 3SN

An immaculately presented home with generous gardens and modern everyday comfort.



- Beautifully presented end terrace home
 - Spacious sitting room
- Modern kitchen/breakfast room
- Ground floor cloakroom/WC
 - Private off-road parking
 - Two double bedrooms
 - Chain free

Guide Price **£250,000**

Freehold

Beaminster Sales
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INTRODUCTION

Set within a popular residential location, this beautifully presented home offers a welcoming atmosphere, thoughtfully updated accommodation and wonderful gardens to enjoy throughout the seasons.

THE PROPERTY

Beautifully presented throughout, this modern end of terrace home has been lovingly maintained by the current owner and offers bright, well-planned accommodation perfectly suited to modern living. Combining stylish interiors with generous outside space, the property presents an excellent opportunity for first-time buyers, downsizers or newcomers to the area.

The spacious sitting room provides a welcoming reception space, enhanced by a feature bay window that fills the room with natural light. To the rear, the well-appointed kitchen/breakfast room offers an excellent range of fitted units, integrated cooking appliances and useful breakfast seating, flowing seamlessly into the impressive conservatory.

A recently added ground floor cloakroom enhances the practicality of the home, while the conservatory provides a versatile additional reception space, ideal for both dining and relaxing with views across the garden and direct access onto the patio.

Upstairs are two generous double bedrooms, with the principal bedroom enjoying attractive views across the garden towards the surrounding countryside. A recently remodelled family bathroom

has been finished to a high standard with a contemporary suite and stylish fittings.

The property has been exceptionally well cared for throughout and is ready for immediate occupation.

OUTSIDE

A particular highlight of the property is its unexpectedly generous garden, offering a wonderful combination of entertaining space, lawned gardens and established planting. Immediately adjoining the conservatory is a paved terrace, ideal for outdoor dining, before the garden extends through well-maintained lawns to a delightful 'Secret Garden' complete with seating area. The gardens enjoy an easterly aspect together with attractive views towards the surrounding hills, creating a peaceful outdoor retreat.

The property is approached via a private enclosed entrance to the side, where there is off-road parking, a useful timber storage shed and additional patio space. A lawned front garden with mature shrubs provides an attractive approach.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Tax Band - B

SERVICES

Mains electricity, gas, water and drainage.

Broadband
Standard, superfast and ultrafast is available for connection.

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

Mobile Phone Coverage

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>

SITUATION

Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. 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. With many cultural events and activities for all age groups. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

DIRECTIONS

What3words:///bench.closet.snowy

MATERIAL INFORMATION

Photographs taken July 2026 © Symonds & Sampson.



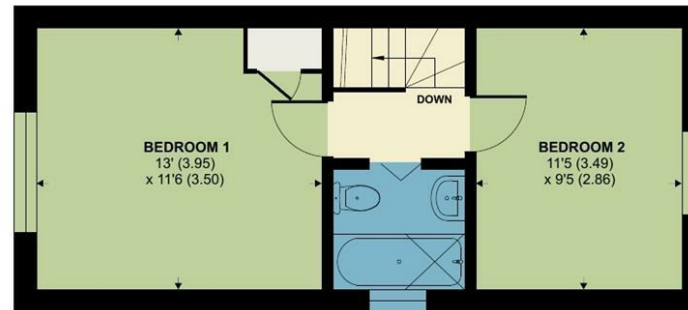
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



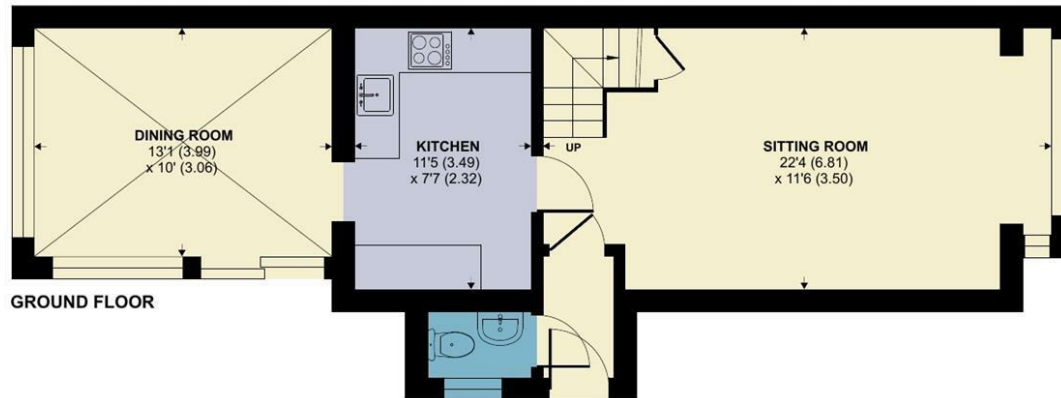
The Beeches, Beaminster

Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1500697



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