



2 West Side



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Chedington, Beaminster, DT8 3JA

This property offers a rare combination of spacious living, breath taking views, and beautifully maintained gardens, all set in a tranquil village location yet within easy reach of local amenities. A true lifestyle choice for those looking to enjoy the best of Dorset countryside living.

- Village setting in Chedington
- Living room with wood burner
- Modern bathroom with freestanding bath
- Parking for two + EV charger
- Three bedrooms + home office
- Kitchen/diner with garden access
- Large gardens with ponds & orchard
- Countryside views, close to Bridport and Beaminster
- Freehold
- CTB C, EPC F

Guide Price £525,000

Set in the picturesque village of Chedington, this delightful three-bedroom house combines comfort with natural beauty. Perfect for couples or anyone needing extra space for guests or a home office, the property boasts far-reaching views across the Dorset and Somerset countryside, creating a serene and uplifting backdrop to everyday life.

The attractive gardens are a true highlight, whether you're enjoying morning coffee on the terrace, hosting friends, or simply taking in the countryside scenery, these gardens provide a wonderful extension of the home.

Inside, the layout is as inviting as the surroundings:

Entrance Lobby: Welcoming space with radiator and stairs to the first floor.

Cloakroom: Low-level WC and handbasin.

Living Room: Dual aspect room with feature fireplace and wood burner, plus far-reaching views.

Kitchen/Dining Room: The heart of the home, with slate tiled flooring, a good range of cupboards, a single drainer sink with mixer tap, two skylights, extractor hood, plumbing for a washing machine, and a range of cupboards and bookshelves housing the LPG gas boiler. Double sliding doors open onto the garden and terrace, offering a seamless indoor-outdoor flow.

First Floor: with three bedrooms and a newly fitted bathroom with contemporary suite with deep freestanding bath, shower cubicle, low-level WC, and radiator.

Second Floor: Home Office: Delightful room with exposed beams, radiator, far-reaching views, and door to storage room.

Parking: Side access with double gates leading to ample parking for two cars and an electric charging point.

Gardens: A true feature of the property, including a paved terrace perfect for alfresco dining, a small natural pond with bridge, a larger pond with decking area, mature and young trees, flower and shrub borders, large raised beds, a small orchard, a corrugated storage shed, and further rural views with direct access to adjoining farmland.

Mains electricity and water and drainage, LPG heating

Broadband - Standard up to 8Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).





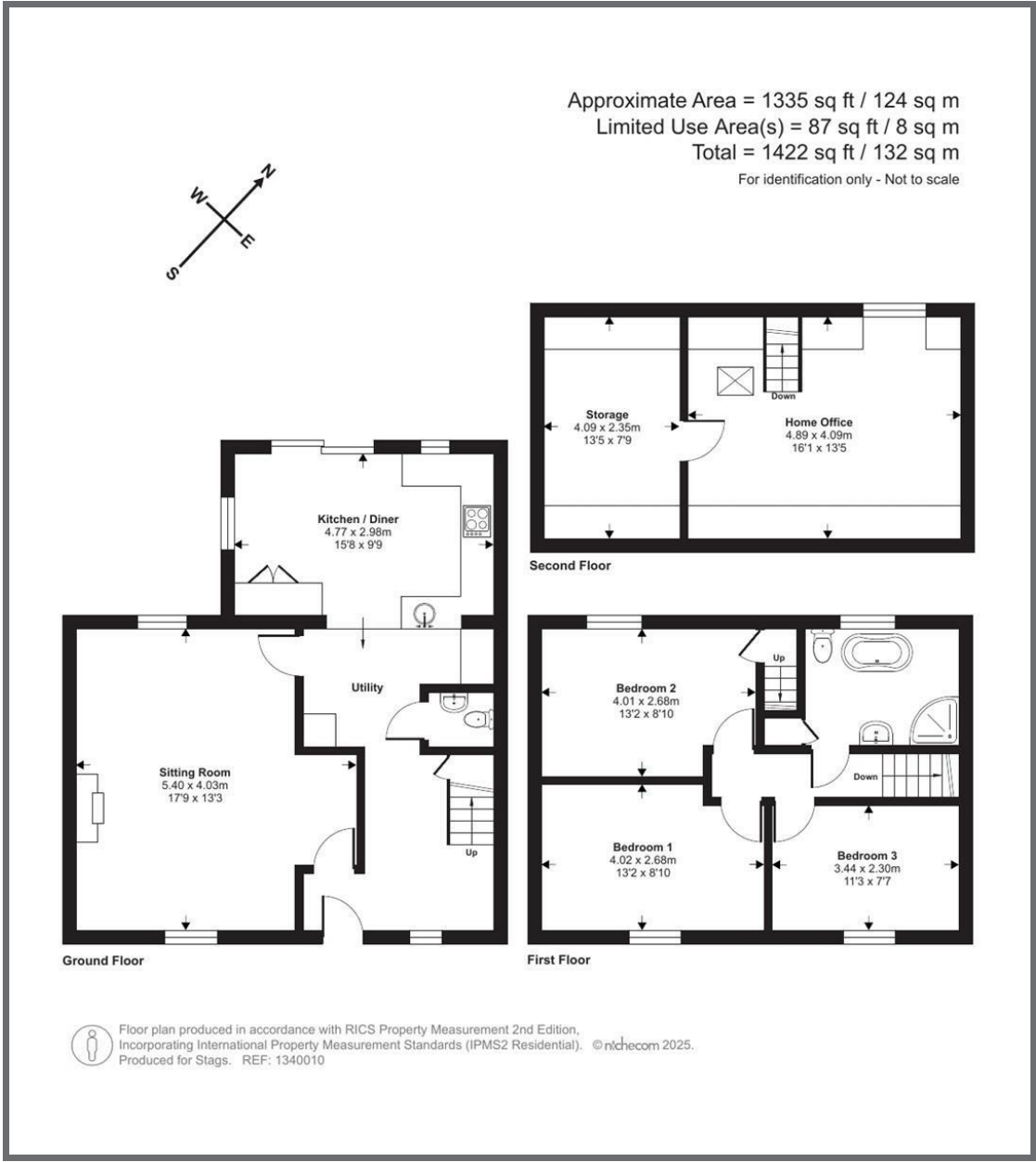
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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