



52

Orchard Way, Mosterton, Beaminster, Dorset

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Mosterton

Beaminster

Dorset DT8 3LT

A well-presented detached home built in 2020, offering spacious and well-balanced accommodation, an enclosed rear garden, situated on a modern development in the popular village of Mosterton.



- Modern detached home
- Popular village setting
- Stylish Kitchen/Dining Room
- Principal bedroom en-suite
- Landscaped rear garden
 - Garage & parking
- Countryside views

Guide Price **£410,000**

Freehold

Beaminster Sales

01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

Built in 2020, this attractive detached home forms part of a well-regarded development on the edge of the popular village of Mosterton. Combining modern construction with practical family accommodation, the property is presented in excellent order throughout and occupies a pleasant position with countryside nearby, making it an ideal choice for those seeking village living with contemporary comforts.

THE PROPERTY

The accommodation has been thoughtfully designed to provide well-balanced living space suited to modern family life. The Kitchen/Dining Room is fitted with a range of contemporary units and integrated appliances, creating an excellent space for everyday living and entertaining, while the separate Sitting Room offers a comfortable reception room with French doors opening onto the rear garden. A cloakroom completes the ground floor.

On the first floor are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom. The property is presented in a neutral decorative style throughout and is ready for immediate occupation.

OUTSIDE

To the front is driveway parking leading to a detached garage, providing useful storage or workshop space.

The enclosed rear garden has been designed for ease of maintenance and enjoys a paved terrace adjoining the house, providing an ideal area for outdoor dining and entertaining, together with a level lawn, well-stocked flower borders and established planting. The garden is fully enclosed, making it suitable for both children and pets.

SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

DIRECTIONS

What3words:///cleanser.pretty.reap

SERVICES

Mains water, electricity and drainage are connected.

LPG heating. 10 properties share the tank and each has a separate meter. It is topped up automatically.

Broadband

Standard, superfast and ultrafast are 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

Dorset Council 01305 251010.

Council Tax Band - D

MATERIAL INFORMATION

At the time of launching the property to the market - there is a Management company run by Symonds & Sampson LLP for the 10 houses and the fee is £300.00 per year for 2026.

Photographs taken in July 2026 © Symonds & Sampson.



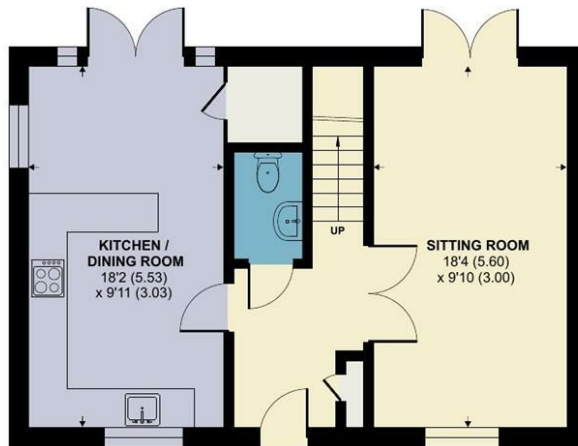
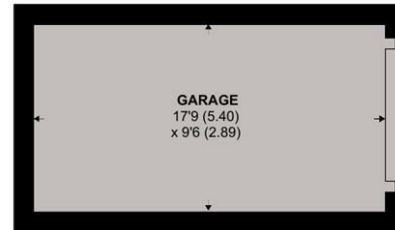
Orchard Way, Mosterton, Beaminster

Approximate Area = 1006 sq ft / 93.4 sq m

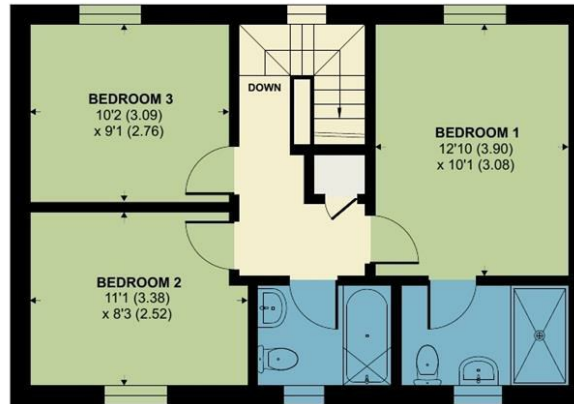
Garage = 391 sq ft / 15.6 sq m

Total = 1174 sq ft / 109 sq m

For identification only - Not to scale



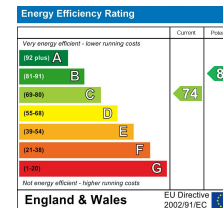
GROUND FLOOR



FIRST 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: 1495391



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01308 863100

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



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