



15

Orchard Way, Mosterton, Beaminster, Dorset

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Orchard Way Mosterton Beaminster Dorset DT8 3LT

A well-presented four-bedroom detached family home with garage, driveway parking and enclosed garden in a popular Dorset village.



- Three double bedrooms
- Spacious sitting/dining room
 - Modern fitted kitchen
 - Integral garage
 - Enclosed rear garden
 - No onward chain

Guide Price **£395,000**

Freehold

Private Treaty

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INTRODUCTION

15 Orchard Way is a well-presented detached family home situated within a popular residential area of Mosterton. Offering balanced and practical accommodation extending to approximately 1,165 sq. ft. including the integral garage, the property combines comfortable living space, four bedrooms and an enclosed garden in a sought-after West Dorset village setting.

THE PROPERTY

The house offers bright and well-maintained accommodation arranged over two floors with a layout ideally suited to modern family life. The principal reception space extends across the rear of the property, creating a generous sitting and dining room with a pleasant outlook over the garden and direct access outside. The kitchen is fitted with a range of modern units and provides ample storage and workspace.

Upstairs are four bedrooms, all of which offer flexibility for family living, guest accommodation or home working. The principal bedroom benefits from fitted wardrobes, while the remaining rooms are served by a family bathroom. Throughout, the property is presented in a neutral decorative style and has been carefully maintained by the current owners.

OUTSIDE

To the front is a driveway providing off-road parking together with access to the integral garage. The rear garden is enclosed and enjoys a good degree of privacy, being laid principally to lawn with a patio adjoining the house. Established shrubs and mature planting create an attractive backdrop and provide a pleasant environment for outdoor dining, entertaining and everyday enjoyment.

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:///woodstove.fond.onions

SERVICES

Mains, water, electricity and drainage are connected.
Oil-fired heating

Broadband

Standard, superfast and ultra fast are available.

Mobile Phone

There is mobile phone coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band D.

MATERIAL INFORMATION

At the time of launching the property to the market the photographs taken September 2026 © Symonds & Sampson.



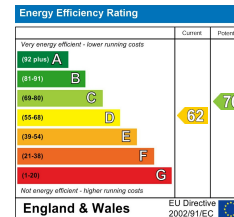
Orchard Way, Mosterton, Beaminster

Approximate Area = 1165 sq ft / 108.2 sq m (includes garage)

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: 1519829



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