



**6 MARKSMEAD**

Drimpton, DT8 3RZ

**Price Guide £425,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled in the charming village of Drimpton, this delightful house in Marksmead was built in 2004 and offers a perfect blend of rural tranquillity and modern living. Surrounded by the stunning Dorset countryside, the property is ideal for those seeking a peaceful retreat while remaining conveniently close to local amenities. The house boasts a warm and inviting atmosphere, with spacious rooms that are filled with natural light. The well-designed layout provides ample space for both relaxation and entertaining, making it a wonderful home for families or those who enjoy hosting guests. The garden, a true highlight of the property, offers a serene outdoor space where one can unwind and appreciate the beauty of nature. This property presents a unique opportunity to embrace a lifestyle that combines comfort, community, and the stunning landscapes of Dorset.

## Situation

The local area\*

4.5 x miles – Beaminster

4.8 x miles – Crewkerne and Crewkerne Railway Station (Direct To Waterloo)

8.8 x miles – Bridport

\*All distances are approximate and sourced from Google Maps

## The local area

Drimpton is a popular village with a playground, football pitch, village hall and its own public house. Situated just north of Beaminster and south of Crewkerne the village offers a laid back feel with easy access to amenities such as shops including Waitrose, railway services to Exeter and Waterloo, doctors surgeries, schools etc .

## Local Authority

Dorset Council Tax Band: E

Tenure: Freehold

EPC Rating: E

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	44	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Entrance Hall

Karndeian timber effect flooring, radiator and stairs to first floor

## Cloakroom

Suite comprising hand basin with cupboard, low level w/c, heated towel rail and tiled splashbacks.

## Living Room

A delightful room with fireplace and woodburner and double doors to the conservatory. 2 radiators.

## Conservatory

Stone tiled floor, radiator and doors to the rear gardens. This is a great room to sit and relax and enjoy views over the gardens, stream and woodland beyond.

## Kitchen/Dining Room

A superb room around which family life will revolve with a Wren kitchen with fitted AEG induction hob and extractor, AEG oven, AEG dishwasher and AEG fridge freezer. Double bowl sink unit, good range of cupboards and drawers, tiled splashbacks, polished worktops and breakfast bar. Karndeian timber effect flooring and radiator. Breakfast bar. 2 radiators.

## Utility Room

Range of cupboards, plumbing for washing machine and Karndeian timber effect flooring. Door to garden.

## First Floor

### Landing

Airing cupboard with electric boiler.

### Bedroom One

Good range of fitted wardrobes, shelving and radiator.

### En suite

Suite comprising shower cubicle, low level w/c with hand basin with cupboard, heated towel rail and tiled splashbacks.

## Bedroom Two

Overlooking garden with views over the stream to the woodland beyond. Radiator.

## Bedroom Three

Radiator

## Bathroom

Suite comprising panelled bath with shower screen and Grohe shower unit, low level w/c, hand basin with cupboard, tiled splashbacks and heated towel rail.

## Outside

Tarmacadam driveway with parking space for several vehicles, access to rear garden, and leading to detached single garage.

## Gardens

The front gardens are gravelled and bordered by a stone wall.

The rear gardens are a delightful feature, being South West facing and comprising paved terrace, lawns, shrub beds and borders and steps leading to a further area of garden which is lawned and bounded by a small stream overlooking woodland beyond. Log store.

## Material Information\_

Additional information not previously mentioned

- Mains electric and water
- Heating electric room heating to radiators
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

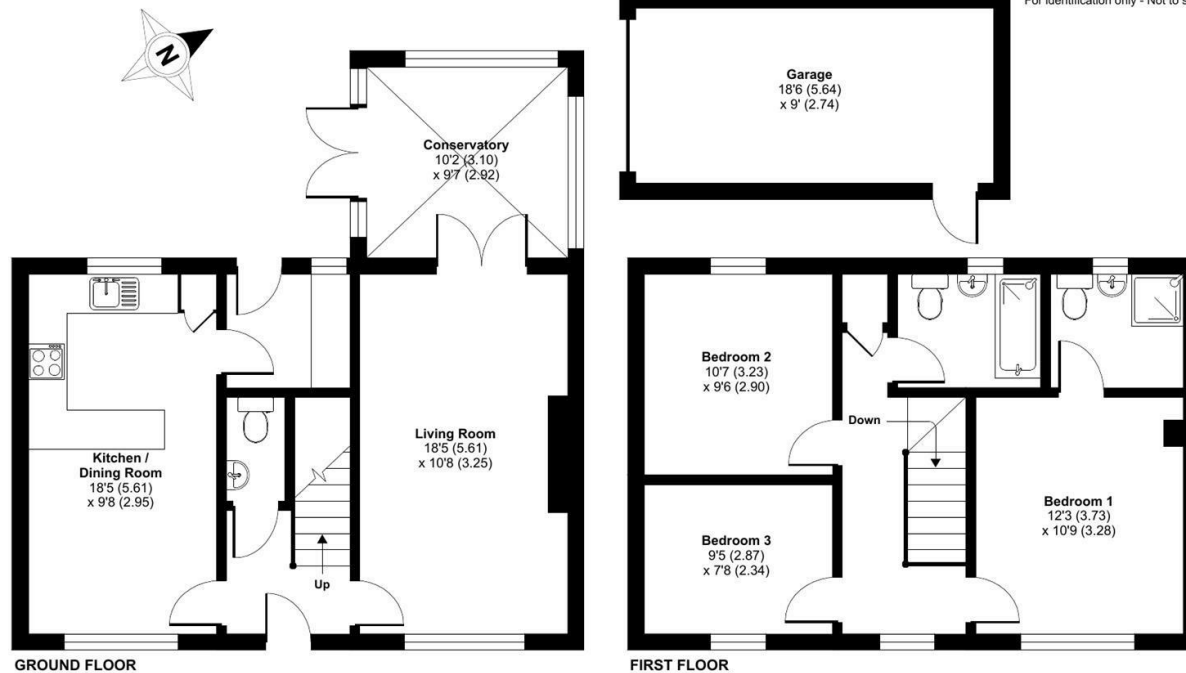
## Marksmead, Drimpton, Beaminster, DT8

Approximate Area = 1133 sq ft / 105.3 sq m

Garage = 162 sq ft / 15 sq m

Total = 1295 sq ft / 120.3 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 Mayfair Town & Country. REF: 1263757



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

