



BUSSELL COTTAGE MARKSMEAD

Drimpton, DT8 3RZ

Price Guide £420,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in the charming village of Drimpton, 3 Marksmead presents an exceptional opportunity to acquire a modern detached house that is perfect for family living. This delightful property boasts four spacious bedrooms, providing ample room for relaxation and personal space. The well-designed layout includes a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The house features two bathrooms, ensuring convenience for both residents and visitors alike. The modern design of the property enhances its appeal, offering a comfortable and stylish environment for everyday living. Marksmead is situated in a picturesque setting, surrounded by the natural beauty of the countryside, making it an ideal location for those seeking a peaceful lifestyle while still being within reach of local amenities.

Situation

The local area*

4.5 x miles – Beaminster

4.8 x miles – 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 small village on the Dorset/Somerset border approximately eleven miles from the coast and about five miles from both Beaminster and Crewkerne. The village facilities include superfast broadband, a public house, church, village hall and recreation ground with numerous footpaths giving access to the surrounding countryside. The village of Broadwindsor lies approximately two miles to the south-east and has a community shop, public house, village hall, church, primary school and an interesting 'Craft Centre' which has a variety of local studios and a tearoom/restaurant. Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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	

PROPERTY DESCRIPTION

Entrance Hall

Timber effect flooring and stairs to first floor

Living Room

A superb room with timber effect flooring, dual aspect, wood burner in fireplace, doors to garden and radiator.

Kitchen/Breakfast Room

A delightful dual aspect room which is the hub of this fantastic house with a good range of Shaker Style cupboards and drawers, fitted oven, hob and extractor fan. Work surfaces, splashbacks, Double bowl sink unit, plumbing for dish washer and washing machine,

Rear Lobby

Radiator and cupboard.

Cloakroom

Suite comprising low level w/c, hand basin with cup under, splashbacks and radiator.

First Floor

Landing

Cupboard housing electric boiler.

Bedroom One

Rural views, radiator and cupboard.

Bedroom Four

Radiator

Bathroom

Suite comprising panelled bath, hand basin, low level w/c and splashbacks.

Shower Room

Suite comprising walk in shower cubicle ,low level w/c, hand basin, radiator and linen cupboard.

Second Floor

Bedroom Two

Velux roof light, radiator and wardrobe.

Bedroom Three

Velux roof light, radiator, wardrobes and under eaves storage.

Outside

Detached Single Garage and parking space.

Gardens

The majority of the gardens are located to the rear of the garden and comprise paved terrace, pergola, lawned area and well stocked flower/shrub beds. Double gates to parking area.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Heating electric central heating to radiators.
- Mains drainage.

Council Tax Band D

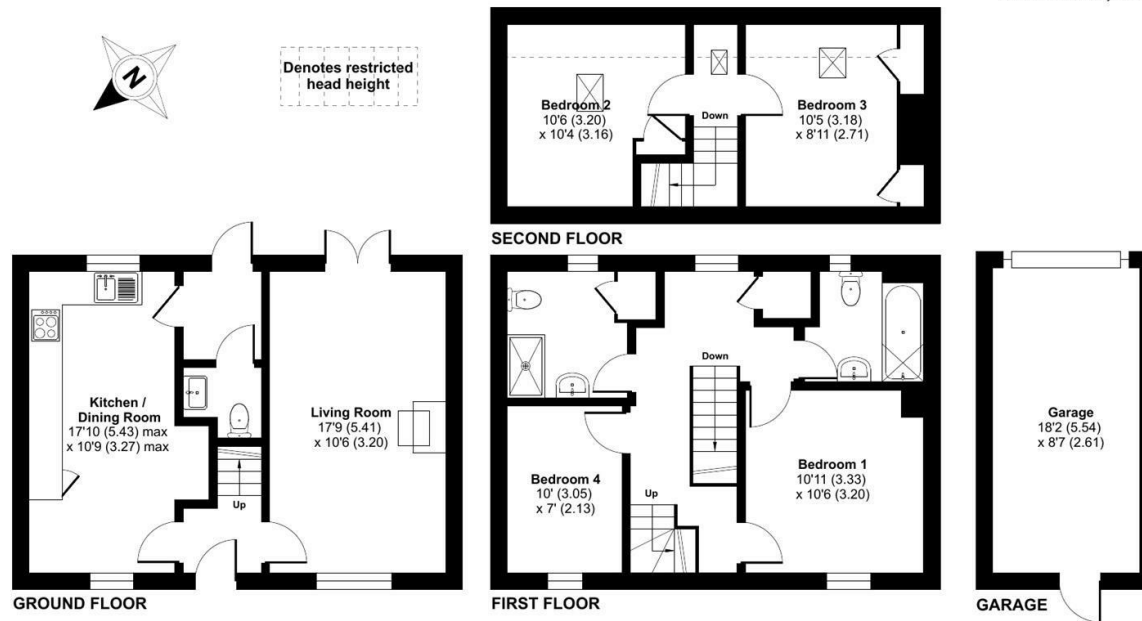
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

Marksmead, Drimpton, Beaminster, DT8

Approximate Area = 1114 sq ft / 103.4 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1322 sq ft / 122.6 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). © n/checom 2026. Produced for Mayfair Town & Country. REF: 1424839



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

01308 862606

beaminster@mayfairproperties.net

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)

