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The Beeches, Beaminster, Dorset,

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The Beeches
Beaminster
Dorset
DT8 3SN

A spacious detached modern house situated in a sought after location in a slightly elevated position.



- Three double bedrooms
 - Two bathrooms
- Spacious living accommodation
 - Modern kitchen
 - Modern bathroom
 - Enclosed rear garden
 - Plenty of parking
 - No onward chain

Guide Price **£475,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

Situated in an elevated position within walking distance of the town centre, this attractive home offers extensive accommodation and enjoys a pleasant outlook. Built in the mid-1980s by a well-regarded developer, the property has been in the same ownership for over 25 years. The house provides ample accommodation including two reception rooms, four bedrooms and two bathrooms, along with generous driveway parking and a double garage.

THE PROPERTY

The property offers spacious accommodation arranged over two floors. The ground floor includes a modern kitchen fitted with a range of high specification wall and base units, integrated appliances and space for dining furniture. A useful utility room provides additional practicality. The sitting room is well proportioned and features a gas fire and access to a large conservatory with underfloor heating overlooking the rear garden.

To the first floor are four bedrooms, including three doubles and a further single. The principal bedroom benefits from a walk-in wardrobe area and a modern en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a contemporary suite.

OUTSIDE

To the front of the property is a generous driveway providing ample off-road parking and access to a double garage with two up-and-over doors, one electrically operated. The garage benefits from power and lighting, with a useful office or study space above.

To the rear is an attractive garden, mainly laid to lawn, with a pathway leading to the garage. A raised decked seating area with pergola provides an excellent space for outdoor dining during the warmer months, with a summer house positioned beyond.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. There is also an annual music festival. The surrounding countryside and superb Jurassic coast, which is designated a World Heritage Site can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is a main line railway service to London (Waterloo). The property is conveniently situated within walking distance to primary and secondary schools.

DIRECTIONS

What3words ///lawns.vaccines.reading

SERVICES

Mains Gas central heating, water, drainage and power.

Broadband

Standard, superfast and ultrafast is available for connection.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage

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 E.

MATERIAL INFORMATION

At the time of launching the property to the market there were no planning applications which we believe to be effecting the property.

There are various covenants on the title however the vendor has stated they have not effected them under their ownership.



The Beeches, Beaminster

Approximate Area = 1457 sq ft / 135.3 sq m
 Limited Use Area(s) = 73 sq ft / 6.7 sq m
 Garage = 499 sq ft / 46.3 sq m
 Total = 2029 sq ft / 188.3 sq m

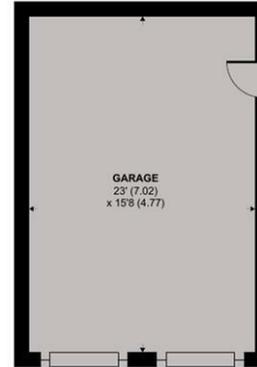
For identification only - Not to scale



Denotes restricted head height



GARAGE FIRST FLOOR



GARAGE GROUND 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: 1423803



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) A	68
(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	

BEA/ME/3799/11.3.26



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