

19

Redlands Lane, Broadwindsor, Beaminster, Dorset

19

Redlands Lane
Broadwindsor
Beaminster
Dorset DT8 3ST

Modern two bedroom cottage built by renowned local builders CG Fry & Son Ltd in peaceful village location.



- No onward chain
- C G Fry built cottage
- Heart of Broadwindsor
- Two double bedrooms
 - Garage & parking
- Walk to village amenities
- Low-maintenance garden
- Tucked-away village setting

Guide Price **£318,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

Offered with no onward chain, this attractive two-bedroom cottage occupies a tucked-away position on Redlands Lane in the heart of the popular village of Broadwindsor. Built in 1995 by well-regarded local builders C G Fry & Son, the property reflects their traditional style and attention to detail, creating a cottage with character while benefiting from modern construction.

Broadwindsor offers an excellent range of everyday amenities, including a village shop, community-run public house and a network of footpaths providing easy access to the surrounding countryside. The property would suit those seeking a permanent home, weekend retreat or holiday letting investment.

THE PROPERTY

The cottage is presented in excellent order throughout and offers well-balanced accommodation. The sitting room centres around an attractive fireplace, creating a welcoming focal point, while the kitchen/breakfast room is fitted in a traditional country style with a good range of storage, space for freestanding appliances and room for dining.

Upstairs are two well-proportioned double bedrooms together with a modern family bathroom.

OUTSIDE

The rear garden has been designed with ease of maintenance in mind, combining paved seating areas with established planting to create an attractive outdoor space. A single garage approached over a shared access is situated at the end of the garden with private parking in front, while additional parking is available on Redlands Lane.

SITUATION

Broadwindsor is an active village approximately 3 miles west of Beaminster. Amenities include public house, village hall, church, primary school, community shop with a visiting Post Office on a Tuesday and Friday mornings and an interesting 'craft centre' which has a variety of local studios and a tea room/restaurant. The village does benefit from super-fast broadband. The nearest town of Beaminster.

DIRECTIONS

What3words:///apron.trains.suspends

SERVICES

Mains water, electricity and drainage.
Oil-fired central heating.

Broadband
Standard and Superfast broadband is available.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#>

Mobile Phone

There is mobile 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 to the property to the market there is a covenant which says 'not to construct the dwellinghouses to be erected on the property other than with materials as agreed in writing by the Local Planning Authority'.

Photographs taken July 2026 © Symonds & Sampson.



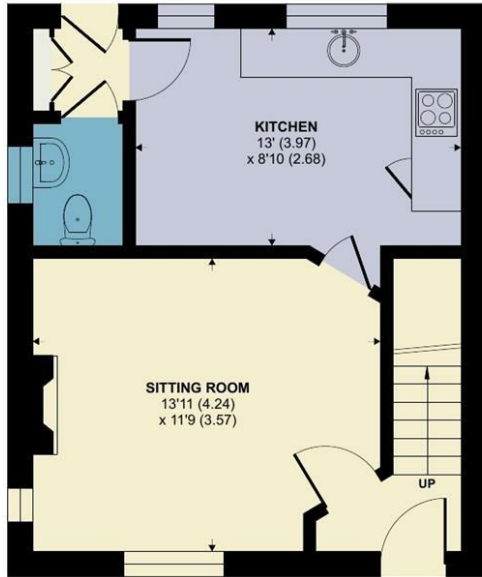
Redlands Lane, Broadwindsor, Beaminster

Approximate Area = 716 sq ft / 66.5 sq m

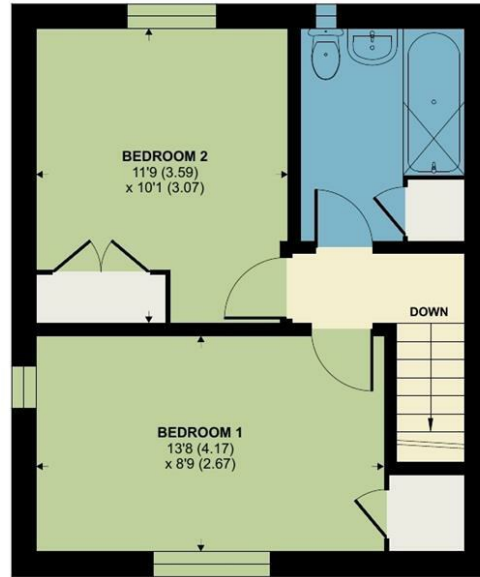
Garage = 204 sq ft / 18.9 sq m

Total = 920 sq ft / 85.4 sq m

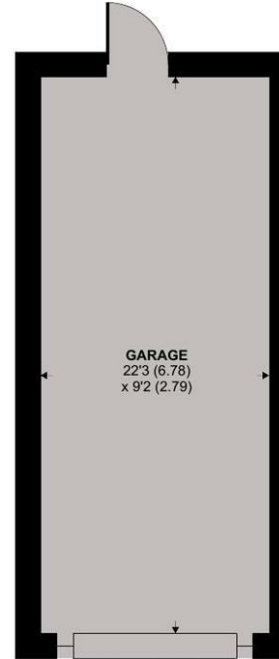
For identification only - Not to scale



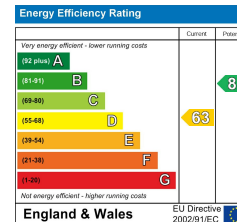
GROUND FLOOR



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: 1499534



BEA/ME/3854/3.8.26



01308 863100

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



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT