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The main image shows a two-story house with a gabled roof. The upper story is finished with light-colored stone blocks, while the lower story and the entrance porch are clad in vertical wooden slats. There are four windows with dark blue frames: two on the upper floor and two on the lower floor. The front door is dark blue with a small diamond-shaped window. The house is surrounded by lush greenery, including a large tree on the right, a well-manicured hedge in front, and various flowering plants. A paved driveway leads to the house. The sky is a clear, bright blue with a few wispy clouds.

# St Mary's House

Mosterton, Beaminster, Dorset

# St Mary's House

Mosterton  
Beaminster  
Dorset DT8 3HJ

Detached high specification, spacious family home situated in the centre of Mosterton.



- Village location
- Three double bedrooms
- Spacious accommodation
  - High specification
- Easy walk to village facilities
  - Driveway parking
  - Impressive property
    - EV charger

Guide Price **£395,000**

Freehold

Beaminster Sales  
01308 863100

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## INTRODUCTION

St Mary's House is a beautifully finished four-bedroom detached property situated in the charming village of Mosterton. This contemporary family home offers generously proportioned accommodation, filled with natural light throughout, and enjoys attractive countryside views, making it an ideal setting for modern family living.

## THE PROPERTY

The property offers spacious and well-presented accommodation arranged over two floors. The ground floor includes a bright triple-aspect sitting room with a wood-burning stove, creating an attractive focal point, along with a separate dining room with access to an elevated terrace overlooking the garden.

The kitchen is fitted with a range of modern units and marble-effect worktops, complemented by a selection of integrated appliances and a breakfast area. A ground floor WC provides additional convenience.

To the first floor are four bedrooms, including three doubles and a further single, all enjoying open aspects with views across the village rooftops and surrounding countryside. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

## OUTSIDE

On the front aspect is parking for two cars with EV charger and access to the side garden which is packed with shrubs, flowers and a decorative tree.

The rear garden wraps around the side and rear of the property. Off the back of the house is a large elevated terrace, which is the perfect place to enjoy the sunsets. The garden itself is mostly laid to lawn with trees and shrubs.

## 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.

## SERVICES

Mains water, electric and sewerage connected.

Ofcom.org.uk advises that: Superfast broadband is available. Mobile signal is available

## DIRECTIONS

What3words:///reissued.automate.project

## PROPERTY INFORMATION

This property has restrictive covenants which is the case with some properties. The vendor has no knowledge of any issue caused by the covenants For further information please contact the office.

## COUNCIL TAX

Dorset Council Band : D





# St. Marys House, Mosterton, Beaminster

Approximate Area = 1383 sq ft / 128.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1091330



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

BEA/3797/MED/6.3.26



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