

Symonds
& Sampson

52 Beechwood Drive
Crewkerne, Somerset

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Crewkerne
Somerset TA18 7BY

With its sunny rear garden backing directly onto the town's nature reserve, this property presents a rare opportunity to acquire a deceptively spacious and highly practical home, all on one level, set within a prime plot and sought-after position.



- Deceptively spacious detached bungalow in prime position
- Southerly facing garden overlooking Nature Reserve
- Beautiful outlook with well designed mature garden
 - Three bedrooms including master with en suite
 - Double Garage and driveway
 - Offered for sale with no onward chain

Guide Price **£425,000**

Freehold

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THE PROPERTY

If you are seeking a convenient, practical location with the benefit of single-level living and a peaceful, leafy outlook, this could be the ideal home for you. Offering deceptively spacious accommodation alongside a well-balanced, attractive yet manageable garden and double garage, the property represents a rare opportunity to acquire a detached bungalow in what is arguably one of the area's most desirable positions.

Being offered for sale with no onward chain, it provides an excellent combination of comfort and convenience, particularly for those looking to downsize from a larger property to something more manageable without compromising on setting or quality.

ACCOMMODATION

The property is thoughtfully laid out, with the main daytime living areas extending across the rear of the home to take full advantage of the natural light and attractive outlook. The entrance hallway offers excellent storage with a range of built-in cupboards, and there is a well-proportioned double bedroom to one side, ideal for guests, also benefiting from fitted wardrobes.

A separate formal dining room enjoys views over the rear garden and provides access both to the kitchen/breakfast room and through to the sitting room, creating a pleasing flow throughout the accommodation. The kitchen/breakfast room also overlooks the garden and is fitted with a range of duck-egg blue units and coordinating worktops, incorporating a gas hob with extractor hood, double electric oven, and dishwasher.

An adjoining utility room provides further practicality with a second sink and space for a washing machine and tumble dryer, along with a door leading out to the side path for convenient access. The well-proportioned sitting room features a central fireplace with a gas fire, offering a cosy focal point during the winter months, in addition to gas central heating. Sliding patio doors open into a generous, triple-aspect conservatory, which makes the most of the garden views and provides direct access to the rear patio.

The spacious principal bedroom benefits from built-in wardrobes with mirrored sliding doors and a modern en-suite shower room complete with a double shower cubicle. A separate, fully tiled family bathroom serves the remaining bedrooms. The third bedroom is also a good size and includes a range of fitted light birch-effect furniture.





OUTSIDE

The property is approached via its own private driveway, providing ample parking and access to the adjoining double garage. To the rear, the property enjoys a wonderful sunny aspect with a predominantly southerly orientation and delightful green outlook across the neighbouring nature reserve.

The garden has clearly been lovingly maintained and thoughtfully designed, featuring an attractive variety of mature trees and shrubs that provide year-round colour and interest, including Magnolia, Acer, and a productive Plum tree. These are complemented by well-stocked borders with perennials, roses, and traditional climbing plants such as honeysuckle, creating a

charming and established feel.

The garden offers an ideal balance — spacious enough for keen gardeners to enjoy, yet manageable in its upkeep. Adjacent to the property is a patio seating area with an outside tap, while pathways to both sides of the house provide convenient side access.

SITUATION

The property enjoys a tranquil setting at the end of the highly desirable cul-de-sac, Beechwood Drive. Backing directly onto the Bincombe Beeches Nature Reserve, this is a rare opportunity to acquire a practical single-storey home in a convenient location that still offers an abundance of natural surroundings and greenery right on the doorstep.

Crewkerne is an attractive and welcoming market town with a predominantly Neo-Georgian and Victorian town centre, offering a variety of high street shops including a Waitrose supermarket, alongside a range of independent retailers, local pubs, cafés, and a large indoor swimming pool and gym complex.

The town also benefits from schools catering to all age groups, as well as excellent local services including a community hospital, GP surgeries, and dental practices.

Crewkerne's mainline railway station provides services on the London Waterloo to Exeter line, with nearby stops including the larger town of Yeovil and the historic Abbey town of Sherborne. To



the west, the railway continues towards the Dorset coastline. The renowned Jurassic Coast World Heritage Site, including the popular seaside town of Lyme Regis, can be reached within approximately 30–40 minutes by car. Crewkerne benefits from having great road links via the A356, A30 and A303.

DIRECTIONS

What3words/////discussed.desiring.urban

SERVICES

Mains gas, electricity, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property.

Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council - Council Tax Band F

The property backs onto the Bincombe Beeches Nature Reserve which is part of the town's Conservation area, therefore protecting its outlook to the rear but the property is not located within the Conservation Area itself.

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C	64	72
Below average	D		
Needs improvement	E		
Low energy efficiency (higher running costs)	F		
Very low energy efficiency (very high running costs)	G		
England & Wales		EU Directive 2002/91/EC	

Beechwood Drive, Crewkerne

Approximate Area = 1355 sq ft / 125.8 sq

Garage = 296 sq ft / 27.4 sq m

Total = 1651 sq ft / 153.2 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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1457759



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