



Ashmead

7 Millfield, Beaminster, Dorset

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7 Millfield
Beaminster
Dorset DT8 3EX

A detached 3 bedroom bungalow with a wrap around garden, double garage and parking located in a prime location on the edge of Beaminster.



- Detached
- 3 bedrooms
- Spacious accommodation
- Wrap around garden with orchard
 - Double garage
 - Parking
- Prime location on edge of town

Guide Price **£495,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

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DWELLING

Set on the edge of Beaminster in one of the area's most sought-after locations, this appealing bungalow sits within a generous plot surrounded by established gardens. The spacious interior includes a large sitting/dining room with views of the front and rear gardens, a well-equipped kitchen, separate utility room, and three comfortable bedrooms, one of which features an en-suite. Outside, the garden wraps around the home with deep flower borders and a productive section for those who enjoy growing their own. A double garage and ample parking complete the offering. This is a property that truly warrants a viewing.

ACCOMMODATION

Step into a welcoming main hall where all rooms connect, offering a practical layout ideal for modern living. Thoughtful storage solutions include a coat cupboard, airing cupboard, and a dedicated space housing the brand-new boiler. The main reception room is a generous L-shape, with the sitting area to the front focused around a striking stone fireplace with a decorative gas fire, creating a warm focal point. To the rear, the dining area opens through patio doors to a raised terrace overlooking the garden—perfect for entertaining with space to seat six - eight comfortably. The kitchen features a full range of wall and floor units paired with a complementary laminate work surface and an attached island for extra worktop and storage. A step down leads to a utility area with additional cabinetry, a sink, and plumbing for laundry appliances, as well as access to a double garage and a convenient cloakroom with W.C. and basin. Off the hallway are two well-sized double bedrooms and a versatile single room currently arranged as a

study. The guest room enjoys the added convenience of an ensuite shower and W.C., while the family bathroom includes a coloured suite with bath, basin, and W.C., completing the accommodation.

OUTSIDE

A modern resin driveway leads to the double garage with an electric door, offering ample space for cars and storage. The elegant open porch welcomes you to the front of the bungalow. Surrounding the home, the beautifully maintained wraparound garden features deep flower and shrub borders, a lush rear lawn, a productive vegetable area, and an elevated terrace. The front garden is mainly lawn, whilst to the side is a charming orchard.

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 an annual music festival as well as an arts festival and the surrounding countryside and superb 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 also a main line railway service to London (Waterloo).

DIRECTIONS

What3words - lyrics.visitors.revived

SERVICES

All mains services are connected.

Broadband

Standard broadband is available.

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

Mobile phone

EE/3/Vodafone - good in home and outdoor

O2 - variable indoor and good outdoor.

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Dorset Council - <https://www.dorsetcouncil.gov.uk>
Council Tax Band F.

MATERIAL INFORMATION

There are no current planning permissions in this postcode that would effect the property which we have been made aware of.
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing.





Millfield, Beaminster

Approximate Area = 1144 sq ft / 106.2 sq m

Garage/Store Area = 317 sq ft / 29.4 sq m

Total = 1461 sq ft / 135.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating (EPC) - Overall energy costs			
Energy A			
Energy B			
Energy C			
Energy D			
Energy E			
Energy F			
Energy G			
Minimum Efficient - Higher heating costs			
England & Wales		EPC Director	2008/2012 E.C.



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1286815



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