1, The Beeches

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Beaminster, DT8 3SL

The Square 0.2 mile. Bridport 6.5 miles. Crewkerne 7 miles.

A most attractive and well appointed detached 4 bedroomed house with detached 1 bedroom annexe, well located in this attractive historic town.

- Newly renovated to high standard
- 4 Bedrooms, dressing room, 2 bathrooms (1 en-suite)
- Large kitchen/diner, utility
- Private well stocked gardens, southwest facing to rear
- Close to The Square and amenities
- Spacious 1348sqft plus annexe
- Through living room
- Newly converted 1 bedroom annexe
- Excellent off-road parking
- Freehold. Council Tax Band E

Guide Price £525,000

THE PROPERTY

1 The Beeches is a very attractive detached house with a detached annexe, set in private well stocked gardens, well located within easy reach of The Square, local amenities and open countryside. It was traditionally built in the 1980s by Persimmon Homes, having reconstituted stone-faced elevations. Under the current ownership since 2003, it has been subject to extensive updating and alteration together with the conversion of the former double garage to create a self-contained detached annexe.

The house offers spacious, versatile and well presented accommodation with distant country views.

The excellent specification includes gas-fired central heating, replacement uPVC sealed unit windows/doors, upgraded cloakroom, upgraded well equipped kitchen with hardwood worktops and comprehensive appliances (electric oven, gas hob, integrated dishwasher), upgraded en-suite shower room and family bathroom with period style fittings, oak veneer internal doors, energy efficient LED downlighters throughout, upgraded floor coverings (laminated wood flooring, tiling and fitted carpets) and fitted blinds.

The detached annexe is also well appointed and ideal for a range of purposes, ie guest accommodation, for a dependent relative, working from home or for letting purposes. The excellent features include modern fitted kitchen with slot-in cooker/cooker hood and modern en-suite shower room with mains shower.

The property stands on a good sized, well stocked plot which benefits from recent landscaping and there is also excellent off-road parking.

OUTSIDE
Good sized driveway.

The front garden is well screened and down to lawn together with a large adjoining paved terrace. Pedestrian gates to both sides of the house. The rear garden is good sized, facing southwest and, again, down to lawn together with a variety of shrub beds, adjoining paved pathways, pergola and reconstituted stone walls.

Timber shed to rear of annexe.

SITUATION
The property is very well located on the edge of this popular and well established development. Beaminster is a delightful town with excellent amenities centred around The Square. It offers a wide range of facilities with convenience and bespoke shopping of a surprising variety for a town of its size.

There is a thriving local community serviced by the churches, primary and secondary schools, public houses, medical centre, dentists' surgery, community leisure facilities and popular cafes and restaurants. There are a wealth of local events and activities catering for all tastes.

The immediate area is designated as an area of outstanding natural beauty (AONB) and there is easy access to the beautiful surrounding countryside.

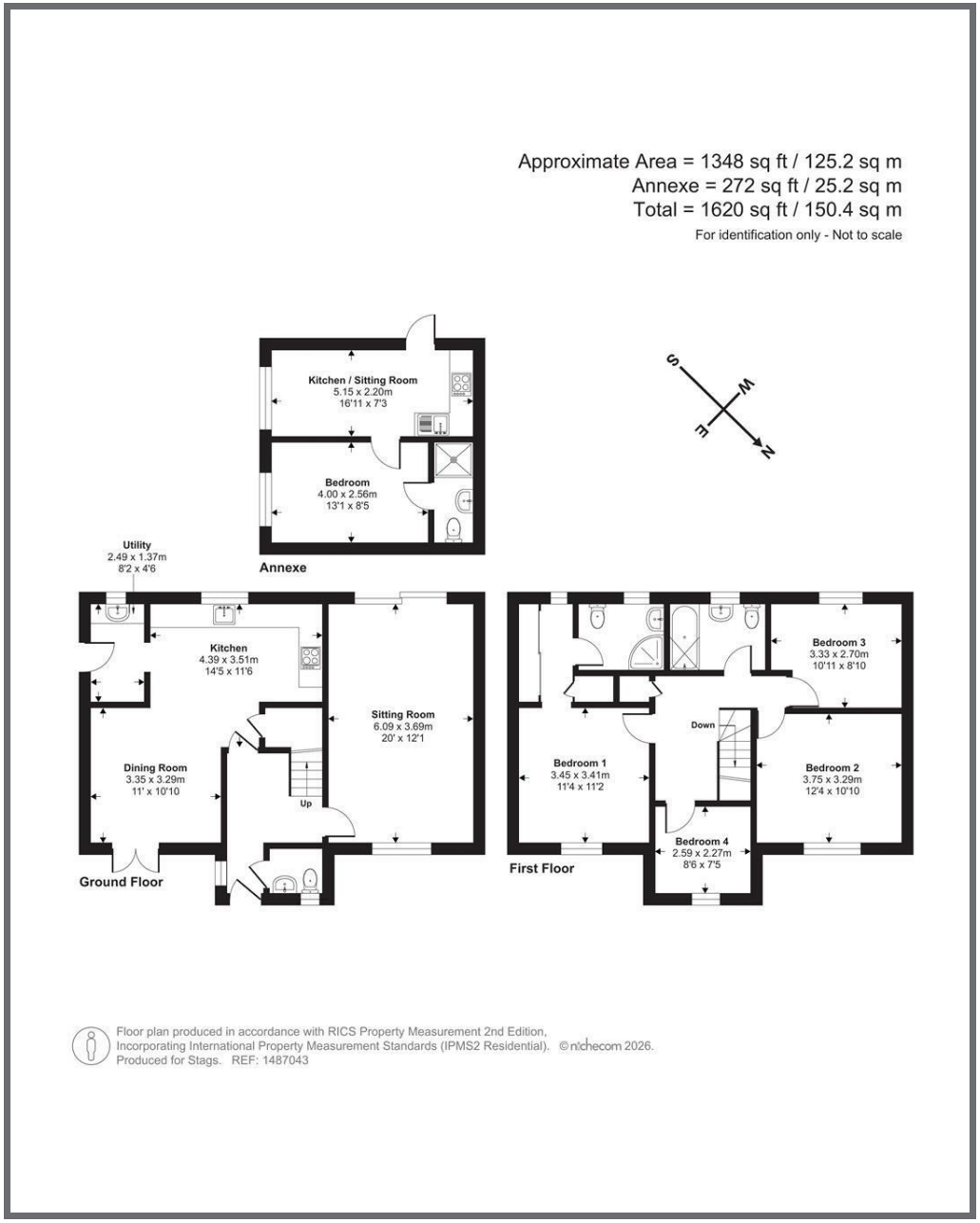
The thriving historic market town of Bridport is within easy reach and offers a larger range of shops and services and renowned twice weekly street market. The beautiful Jurassic coastline is also nearby at West Bay, with its harbour, bathing beaches and breathtaking coastal walks. The towns of Crewkerne and Dorchester are also very nearby, with mainline rail services to London.

SERVICES
All mains services. Gas-fired central heating (house). Electric heating (annexe).
Broadband - Standard up to 16Mbps, Superfast up to 80Mbps
Mobile phone service providers available are EE and Three for voice and data services inside and outside and O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

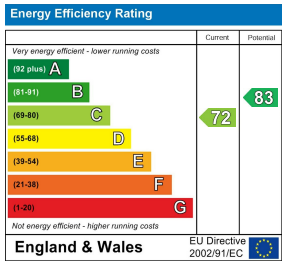
VIEWINGS
Strictly by appointment with the sole agents, Stags Bridport.

DIRECTIONS
Arriving from the Bridport direction, continue past The Square into Hogshill Street. At the mini-roundabout take the 2nd exit, signed Crewkerne. After about 1/5th of a mile, take the 1st left into The Beeches, the property is the 1st on the left.
What3Words: ///delivers.dared.ratio

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



STAGS



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