Symonds & Sampson

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School House Close, Beaminster, Dorset

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School House Close
Beaminster
Dorset DT8 3AH

A beautifully presented semi-detached home with stunning garden room extension situated in the town centre.

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- Beautifully presented throughout
- Spacious open-plan sitting/dining room
- Stunning garden room extension
- Modern shaker style kitchen with AGA
- Principal bedroom with en-suite
- Enclosed rear garden
- Situated within easy reach of Beaminster town centre
- Cul-de-sac location

Guide Price £450,000
Freehold

Private Treaty

Beaminster Sales
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INTRODUCTION

Situated within the highly sought after cul-de-sac of School House Close in Beaminster, this beautifully presented and extended three bedroom home offers spacious, light-filled accommodation finished to an excellent standard throughout. Benefitting from a stunning garden room extension, modern kitchen with AGA, a separate utility, generous principal bedroom with en-suite and an attractive enclosed rear garden, this superb home is ideally suited for both family living and entertaining.

THE PROPERTY

The property is laid out as follows:

A front door leads into a welcoming entrance hallway with stairs rising to the first floor, useful understairs storage cupboard and doors leading to all principal ground floor rooms. There is also a downstairs cloakroom fitted with WC and wash hand basin.

The kitchen is fitted with a range of modern shaker style wall and base units with worktops over and tiled flooring throughout. There is a gas-fired AGA and integrated appliances include an eye-level double oven, dishwasher and sink inset. Leading off the kitchen is a separate utility room with additional storage, sink inset, plumbing for washing machine and a door providing access outside.

To the rear aspect is an impressive open-plan sitting and dining room offering excellent entertaining space with ample room for both living and dining furniture. The room benefits from an abundance of natural light and opens seamlessly into the substantial garden room extension.

There is a sizeable sitting room on the front aspect with a gas fire and ample room for seating.

The garden room is a particular feature of the property, enjoying a vaulted ceiling with skylight windows, tiled flooring and surrounding windows overlooking the rear garden, creating a bright and relaxing additional reception space.

On the first floor there are three well proportioned bedrooms. The principal bedroom is a generous double room benefitting from built-in wardrobes and a modern en-suite shower room comprising walk-in glazed shower, wash hand basin and WC. The second bedroom is another spacious double room, whilst the third bedroom provides an ideal guest room, nursery or home office and also benefits from fitted storage.

The family shower room has been stylishly fitted and comprises a large walk-in shower, wash hand basin with vanity storage, WC, heated towel rail and extractor fan.

OUTSIDE

Externally, the property enjoys an enclosed rear garden which is predominantly laid to lawn with mature planted borders and seating areas. The garden provides an excellent degree of privacy and a wonderful space for outdoor entertaining.

Finally there is a single garage with an up and over door.

SITUATION

Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. With many cultural events an activities for all age groups. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

DIRECTIONS

What3words ///garden.repeating.fuzzy

SERVICES

Mains water, electricity and drainage are connected.
Gas-fired central heating.

There is mobile coverage in the area, please refer to Ofcom's website for more details.
https://www.ofcom.org.uk/mobile-coverage-checker

Standard, Superfast and ultrafast broadband is available.
https://checker.ofcom.org.uk/en-gb/broadband-coverage

LOCAL AUTHORITY

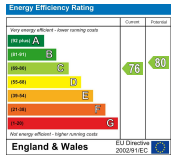
Dorset Council - 01305 251010
Council Tax Band E.

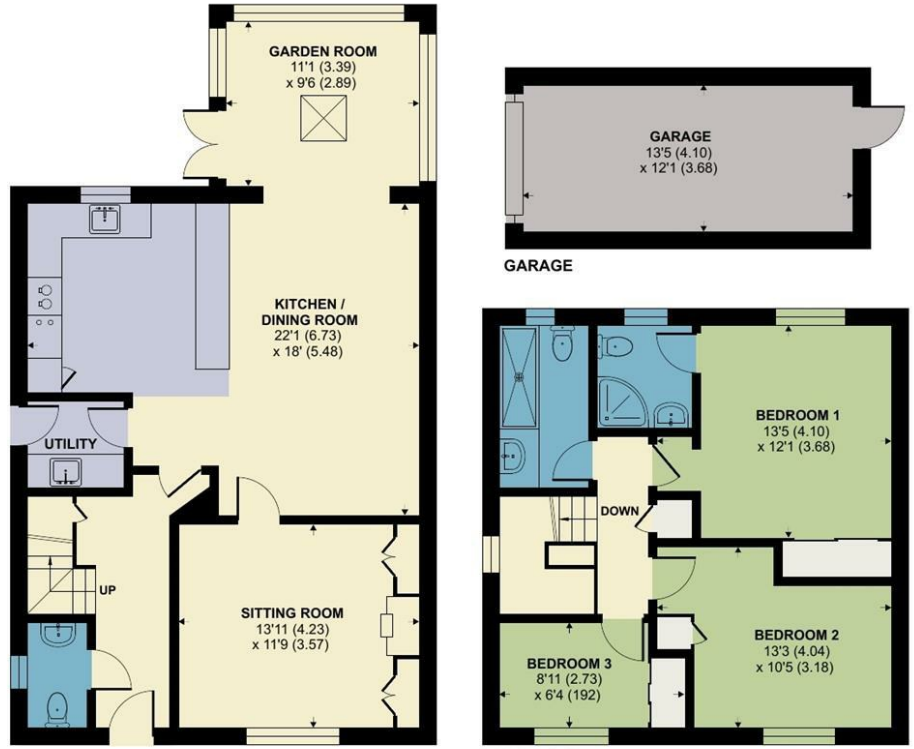
MATERIAL INFORMATION

At the time of launching the property to the market planning permission has been granted and works are taking place at 9 School House Close. Planning No. P/HOU/2025/01294. Also tree trimming at 9 School House Close - Planning No. P/TRC/2025/03090

School House Close, Beaminster

Approximate Area = 1321 sq ft / 122.7 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1482 sq ft / 137.6 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1455211

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