



5

Chedington Lane, Mosterton, Beaminster, Dorset

# 5

Chedington Lane  
Mosterton  
Beaminster  
Dorset DT8 3HL

A sizable 3 bedroom chalet bungalow situated in a large garden plot with parking and a garage located in popular village with facilities.



- Chalet bungalow
- Internal square footage 1517 sq ft approx
  - 3 bedrooms
  - 3 reception rooms
- Potential for improvement
  - Large garden plot
  - Garage and parking
  - Village location

Guide Price £399,000

Freehold

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## DWELLING

The property extends to a total floor space of 1517 sq ft across two floors and is the perfect home for those looking for a village residence set in a generous garden plot down a quiet country lane. There are three reception rooms downstairs including a sitting room, study and conservatory plus a kitchen/dining room with views over the garden. The bedrooms are spread across two floors and are all excellent sized doubles or twin, some with country views. Externally the garden is mostly laid to lawn edged in mature shrubs and trees. With parking and a garage

## ACCOMMODATION

Entering through a fully glazed internal porch into the main hall with stairs rising. The sitting room is set to the front and is centred around a fire place with open fire. The other two reception rooms are to the rear with the well proportioned study leading into the conservatory. This attractive room is a perfect place to enjoy views over the garden. The kitchen/breakfast room also has a rear aspect. There is a comprehensive range of wall and floor units with integrated items including a double oven, extraction hood and electric hob. The dining space with comfortably seat 6 to 8 people. A glass door opens out onto a raised garden terrace.

There is one double bedroom downstairs and two bedrooms upstairs, a twin and a double. The principle bedroom has rooftop views which extend to the country beyond. There are two bathrooms, one downstairs with a super double shower and another upstairs with a bath.

## OUTSIDE

To the front is parking for two to three cars leading up to a single garage with an electric door. There is a large lawn edged with mature shrubs. A path takes you around to the rear of the property where there is a large raised terrace which then takes you down onto the central lawn which again is edged with deep beds of shrubs and trees.

## 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 an excellent range of facilities including a village shop, pub, 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 Jurassic coastline approximately 11.5 miles.

## DIRECTIONS

What3words - soup.remarried.spades

## SERVICES

Mains water, electricity and drainage are connected.

Oil-fired central heating.

Broadband

Standard and Superfast are available

Mobile Phone

Indoor - Voice and Data

EE/Three - you are not expected to receive coverage.

O2 - Voice - you are expected to receive limited coverage. Data - You are not expected to receive coverage.

Vodafone - Voice and Data - you are expected to receive limited coverage.

Outdoor - Voice and Data

EE/O2/Vodafone

You are likely to receive coverage.

Three - Voice you are likely to receive coverage. Data you are expected to receive limited coverage.

[checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## LOCAL AUTHORITY

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band D.

## MATERIAL INFORMATION

There are no current planning permissions in the 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 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)



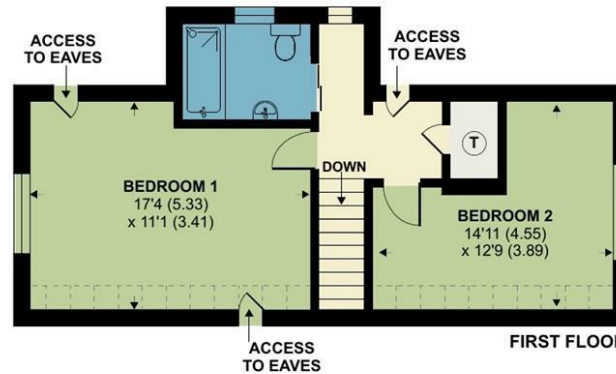
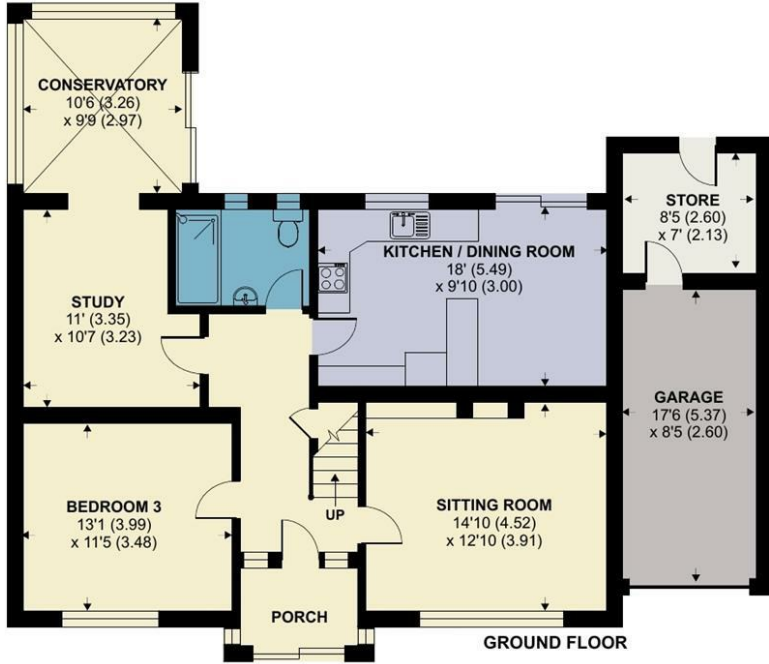
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Approximate Area = 1517 sq ft / 140.9 sq m  
 Limited Use Area(s) = 48 sq ft / 4.4 sq m  
 Store = 212 sq ft / 19.7 sq m  
 Total = 1777 sq ft / 165 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1202641



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