# 12, Marksmead

STAGS

# 12, Marksmead

Drimpton, Beaminster, DT8 3RZ

Crewkerne 3 miles. Beaminster 5 miles. Bridport 9 miles. Coast 10 miles.

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## A very attractive well appointed and spacious detached village house with delightful south-facing gardens in a lovely setting close to open countryside

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- Recently extended and upgraded to high standard
- Stunning large kitchen/dining/family room/utility
- 2 Bathrooms (1 en-suite)
- Sunny south, west and east facing gardens
- Peaceful village surrounded by beautiful countryside
- Well appointed spacious 1,757sqft
- 4 Double bedrooms
- Large 'L' shaped living room
- Garage ( excellent conversion potential for additional accommodation ) and large driveway/parking area
- Freehold. Council Tax Band E

## Guide Price £575,000


Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk


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## THE PROPERTY

A very attractive, detached house with delightful gardens, principally facing south, in a lovely setting within the village of Drimpton. It was built by the well known and respected Dorset developers, Morrish, in 2004, having brick faced elevations. Under the current ownership since 2021 it has been subject to extensive improvement and the building of a large single storey extension, to create a wonderful kitchen/dining/family room with utility area.

The excellent specification includes a very efficient Wiser Smart heating system, uPVC sealed unit windows plus aluminium powder-coated bi-folding doors to the kitchen, security alarm system, well equipped quality kitchen with Bosch electric double oven, Whirlpool whole zoned induction hob, Bosch stainless steel cooker hood and integrated dishwasher, LED and concealed lighting to the kitchen, upgraded family bathroom and en-suite shower room, water softener, brick fireplace with wood burner to the living room, Karndean style flooring to the hall and kitchen/dining/family room and built-in wardrobes to the principal bedroom.

The accommodation is very spacious, well presented and well appointed. On the ground floor there is a reception hall with cloakroom off, a very large 'L' shaped living room enjoying a triple aspect overlooking the gardens with a pair of French outside doors, study or bedroom 5, impressive kitchen/dining/family room with utility and bi-folding doors to the side terrace and utility area. On the first floor there is a good-sized airing cupboard off the landing, large principal bedroom with en-suite shower room (featuring extra large shower and a pair of chrome heated towel rails), three further double bedrooms and a family bathroom.

The property also benefits from a large gated driveway/parking area and integral garage (easily converted to provide additional accommodation if required). The lovely sunny gardens are a further feature, enjoying a pretty streamside setting.

## OUTSIDE

A five bar gate leads onto an extensive brick paved driveway with parking for four or more cars and access to an integral single garage.

The lovely gardens comprise four zoned areas and enjoy a sunny east, south and west-facing aspect. Adjoining the house on the south and west side is Indian sandstone paving plus lawn and flower and shrub borders. By the parking area is a small vegetable patch. A decorative rose covered archway with post and rail fencing leads down some steps to a lower lawn, which adjoins the stream and includes raised vegetable beds.

## SITUATION

The property is very pleasantly situated close to open countryside within the popular village of Drimpton. The village has much to offer residents of all ages, with an active and friendly community and a wide range of amenities/clubs/organisations including a public house and village hall, surrounded by beautiful countryside within an Area of Outstanding Natural Beauty (AONB). There are numerous walking opportunities right on the doorstep. The town of Crewkerne is within just 10 minutes' drive, offering an excellent range of shopping and business facilities, including a Waitrose supermarket and a mainline train station with regular services to London. The towns of Beaminster, Bridport and Lyme Regis are all within some 10-20 minutes' drive.

## SERVICES

Mains electricity, water and drainage. Electric heating (high energy efficiency). Water softener.
Broadband - Standard up to 7Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, O2, Three 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).

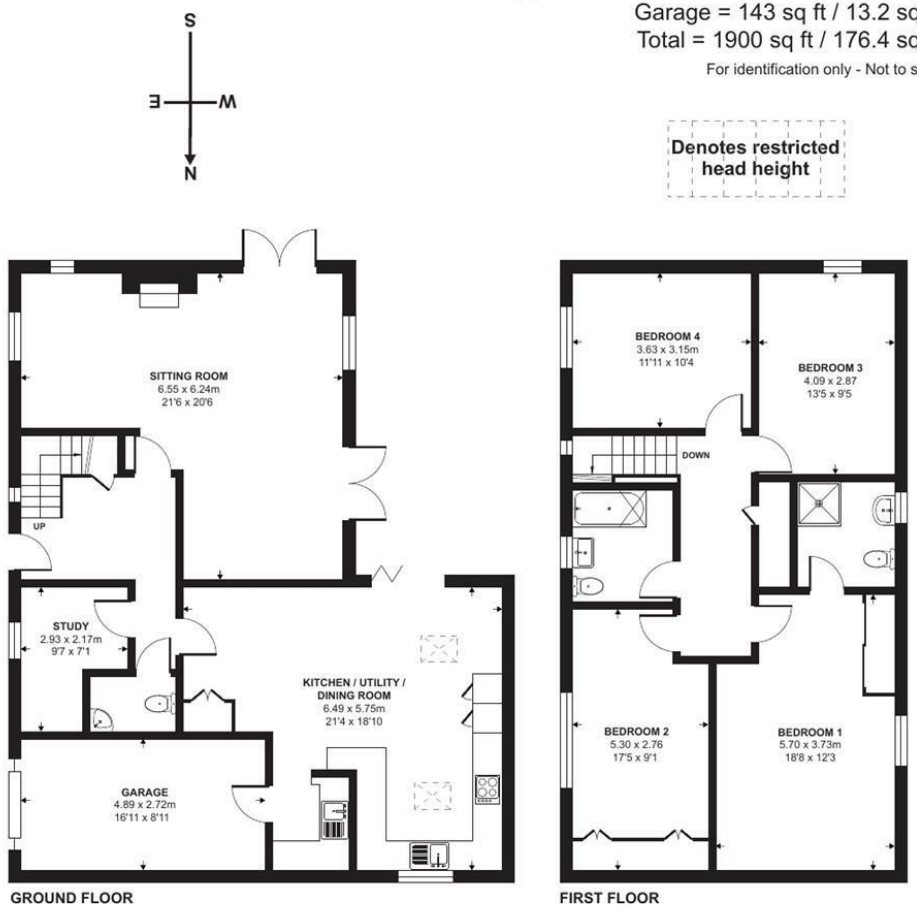
## VIEWINGS

Strictly by appointment with Stags Bridport.

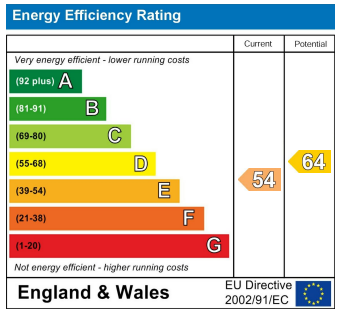
## DIRECTIONS

From Bridport follow the B3162 to Broadwindsor, turning left at the 'T' junction to follow the one way system. By the White Lion pub take the road straight ahead and proceed past the Primary School towards Drimpton. On reaching the village and passing the Royal Oak pub, bear right down Crewkerne Road. After about 0.15 miles or so turn left into Marksmead and the property will be found at the far end on the right.
What3Words: ///frown.dining.fresh

Approximate Area = 1757 sq ft / 163.2 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1900 sq ft / 176.4 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 2025. Produced for Stags. REF: 1393893

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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.

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