



**3 ORCHARD MEAD**

Broadwindsor, DT8 3RA

**Price Guide £375,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A spacious detached three-bedroom house with two reception rooms and garage. Set in the lovely village of Broadwindsor with nearby facilities such as a school, shop, craft centre and pub all within walking distance. 3 Orchard Mead has stone elevations under a tiled roof and is located in a small close in this ever popular West Dorset village. The property has 3 bedrooms, 2 reception rooms, kitchen and family bathroom. There is oil-fired central heating, sealed unit double glazing and gardens.

## Situation

The local area\*  
 2.5 x miles – Beaminster  
 6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)  
 6.9 x miles – Bridport

\*All distances are approximate and sourced from Google Maps.

## The local area

The village of Broadwindsor offers many amenities including a community run shop and public house. There is a primary school and a MUGA (Multi Use Games Area) that is available to anyone to use. The Stableyard Restaurant sits on the edge of the village along with a number of outlets including a beauty salon and hairdressers.

## Local Authority

Dorset Council Tax Band: D  
 Tenure: Freehold  
 EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	49	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Timber effect flooring, radiator.

## Sitting Room

Feature stone fireplace and radiator. Archway to dining room.

## Dining Room

Doors to rear gardens, radiator.

## Kitchen

A well fitted room with good range of floor and eye level cupboards and drawers, extractor fan, splashbacks and tiled floor. Double bowl sink unit, work surfaces, radiator and double bowl sink unit. Space for dishwasher.

## Cloakroom

Suite comprising hand basin and low level w/c. Radiator.

## Landing

Airing cupboard.

## Bedroom 1

Radiator.

## Bedroom 2

Radiator

## Bedroom 3

Radiator

## Family Bathroom

Suite comprising panelled bath, hand basin and low level w/c.

## Garage & Parking

Attached garage with power and light supply, cupboards and plumbing for washing machine. Driveway parking.

## Gardens

The front garden is lawned with a driveway leading to the garage. The rear gardens which are hedged and fenced are a particular feature and comprise lawn, paved terrace and well stocked flower and shrub beds. Oil tank and side access.

## Material Information

Mains electric, water and drainage.

Oil-fired central heating.

Construction: stone under a tiled roof.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

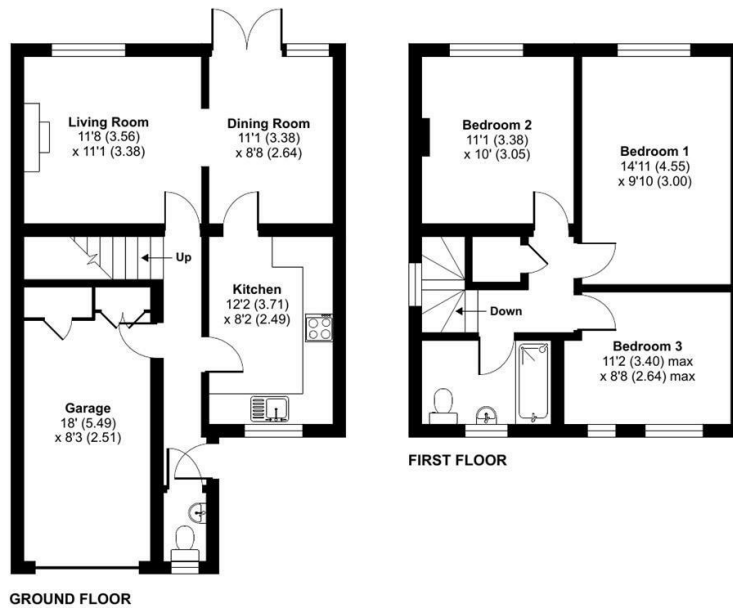
For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

## Orchard Mead, Broadwindsor, Beaminster, DT8

Approximate Area = 1090 sq ft / 101.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 1036469



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

[beaminster@mayfairproperties.net](mailto:beaminster@mayfairproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

