



4 Mill Gardens

Mosterton, Beaminster, Dorset DT8 3HH

[humberts.com](https://www.humberts.com)



A modern 4 bedroom detached property with an unusually large garden circa 0.30 of an acre, situated just a short drive from the Jurassic Coast.

- Contemporary Kitchen Dining with Island
- Laundry Room
- Bifold Doors to Garden
- Sitting Room with Interior Bifold Doors
- Ground Floor Study
- Four Double Bedrooms (Principal En-Suite)
- Family Bathroom & Ground Floor WC
- 0.3 Acre Lawned Garden
- Indian Sandstone Patios
- Oversize Garage & Large Private Drive (Scope for conversion subject to necessary consents)

GUIDE PRICE £648,000

THE AGENT SAYS...

4 Mill Gardens is part of a small private development built in 2021 (7 years remaining on NHBC). The house is immaculately presented with a broken-plan layout well-suited to modern family life. The many desirable features include: a large kitchen dining room with central island/breakfast bar, bifold doors to the garden, separate laundry room, home office, underfloor heating throughout the ground floor (air source), en-suite principal bedroom, and family bathroom with separate bath and shower. However, the key feature of this property is the unusually large garden - a very rare feature for a new build. If this weren't enough, there is also a huge driveway and an extra large garage with electric charging point, parking for 3 cars, electric door and loft storage.



THE PROPERTY

The welcoming entrance hall is bright and spacious with a statement oak and glass staircase rising to the first floor. Under the stairs is a useful storage cupboard and to the right of the entrance is a WC.

Opposite the entrance is the kitchen and dining room. The kitchen is a super size and has many desirable features including a central island with breakfast bar and wine fridge, larder, integrated appliances, and matt slab units with quartz work surface. A change of flooring creates a clear dining zone where there is plenty of room for a large table and bifold doors opening to the garden for summer entertaining. Off the back of the kitchen is a good-sized laundry fitted with matching units and work surface.

Interior oak bifold doors separate the sitting room from the dining room, allowing the ground floor to become open plan if desired, a great feature for family gatherings. The sitting room is a generous size and has a large window looking out to the garden and allowing light to stream in. The sitting room leads back to the hall, where there is also a home office at the front of the house.

On the first floor there are four double bedrooms including the spacious principal bedroom with en-suite shower room. The family bathroom is beautifully finished and boasts a freestanding bath and separate shower. On the landing is a useful built-in cupboard for towel and linen storage.



OUTSIDE

The unusually large garden is the stand-out feature of this modern property, extending to an impressive 0.3 acres in total. The garden is laid to lawn with planted borders and enclosed by closeboard/post and rail fencing on three sides. There is also a timber shed, greenhouse and kitchen garden area. In front of the property is a substantial driveway which curves around the side of the house and is separated from the entrance road by timber gates. Alongside the drive is a large garage with parking for 3 cars, electric up and over door, power, lighting, electric vehicle charging point, and a huge amount of loft storage. This could offer scope for conversion to an annexe, subject to necessary consents. The patios adjoining the house and garage are paved with Indian sandstone.

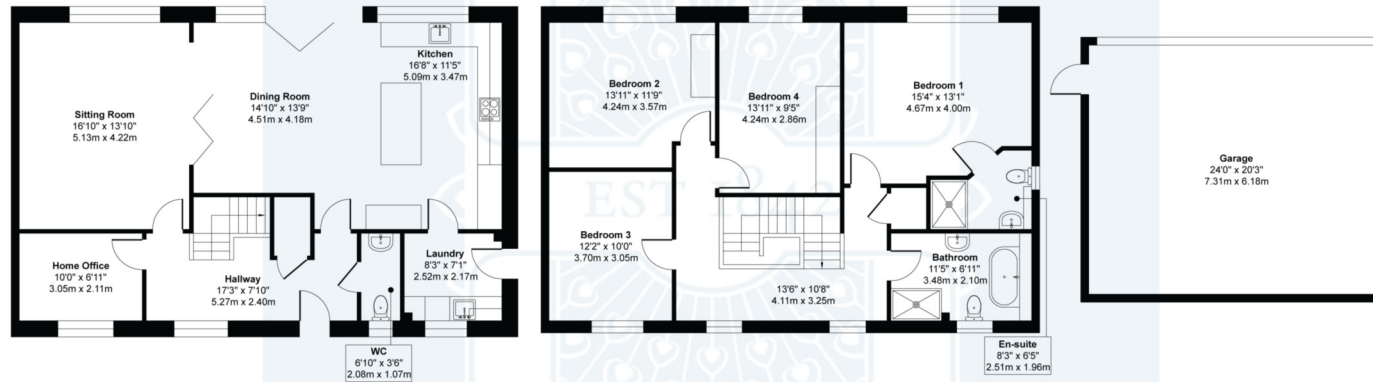
SURROUNDING AREA

The village of Mosterton lies close to the Somerset border and is surrounded by beautiful countryside. It has excellent amenities including a Spar shop, church, village hall, primary school and public house. The locality is part of the Dorset AONB (Area of Outstanding Natural Beauty) and there are many superb walking opportunities. The towns of Crewkerne (with Waitrose supermarket) and Beaminster are both within 3- 4 miles and the larger market towns of Bridport & Yeovil are approximately 10 miles away. Mainline rail services to London and the West Country are available at Crewkerne and Yeovil. The beautiful Jurassic Coast is about a 20 minute drive.





Mill Gardens, Mosterton, Dorset, DT8



Ground Floor
Approximate Floor Area
953 sq. ft
(88.57 sq. m)

First Floor
Approximate Floor Area
953 sq. ft
(88.57 sq. m)

Garage
Approximate Floor Area
486 sq. ft
(45.17 sq. m)

Approximate Gross Internal Floor Area 2,392 sq. ft / 222.31 sq. m

© Humberts 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

DIRECTIONS

From Crewkerne proceed south on the A356 towards Misterton. Pass through Misterton and at the crossroads turn right (signposted Bridport). Follow this road into the village of Mosterton passing the pub and the entrance to Mill Gardens will be found on the left hand side.

SERVICES

Mains water, drainage and electricity. Underfloor heating throughout ground floor (air source heat pump).

LOCAL AUTHORITY

Dorset Council - Band F

ENERGY PERFORMANCE CERTIFICATE

Rating B

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Ltd | Registered office: Humberts Yeovil Ltd, 3 Font Lane, West Coker, Somerset, BA22 9BR. Registered in England - Company Number 12460936.

01935 477277
yeovil@humberts.com

