

Symonds & Sampson

4 East Street Gardens

East Street, Beaminster, Dorset

4 East Street Gardens

East Street
Beaminster
Dorset DT8 3FT

Guide Price £700,000 - £750,000
A stunning quality new build in local stone with air source heat pump, solar panels and battery, enclosed garden, separate garage and parking. All situated in a prime location within the Conservation Area.

4 2 2

- 4 bedrooms
- Detached
- Parking and garage
- Air source heat pump
- PV solar panels with battery
- Electric car charging point
- 10 year new home warranty
- Prime location in Beaminster

Guide Price £700,000
£700,000 - £750,000

Freehold

Private Treaty

Beaminster Sales
01308 863100
beaminster@symondsandsampson.co.uk







INTRODUCTION

Number Four is an exceptional newly built home in East Street Gardens, located in one of the premier streets of Beaminster. Constructed with locally sourced materials including natural York stone detailing and with great attention to the finishing. Designed for efficiency with an air source heat pump, solar panels and battery (EPC A), it offers open-plan living, landscaped gardens, a detached garage and private parking.

THE PROPERTY

This property is constructed using only the finest materials with detailing including 'Natural York stone roof water tables, window sills and heads which will weather beautifully. This property offers all the advantages of a modern home including an air source heat pump and PV solar panels with battery storage, the combination of which results in an EPC rating of A and drastically cut energy costs. Internally underfloor heating runs throughout the downstairs. The open-plan living area at the rear creates a spacious and inviting space with views over the garden. Upstairs, you'll find four good size bedrooms with an en-suite to the master and a super family bathroom, all finished to the highest standard. This home is the epitome of modern luxury and efficiency.

OUTSIDE

Externally the property has a gated entrance and is set in a large plot with a beautifully landscaped garden, providing peaceful town and countryside views in a quiet corner. With a detached garage and private parking for a number of cars.













SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. 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. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

DIRECTIONS

What3words ///recruiter.typical.resides

SERVICES

Mains water, electricity and drainage are connected. PV solar panels with battery. Air source heat pump.

Broadband
Standard, superfast and ultra fast are available for connection.
https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
To be assessed following completion of the build.







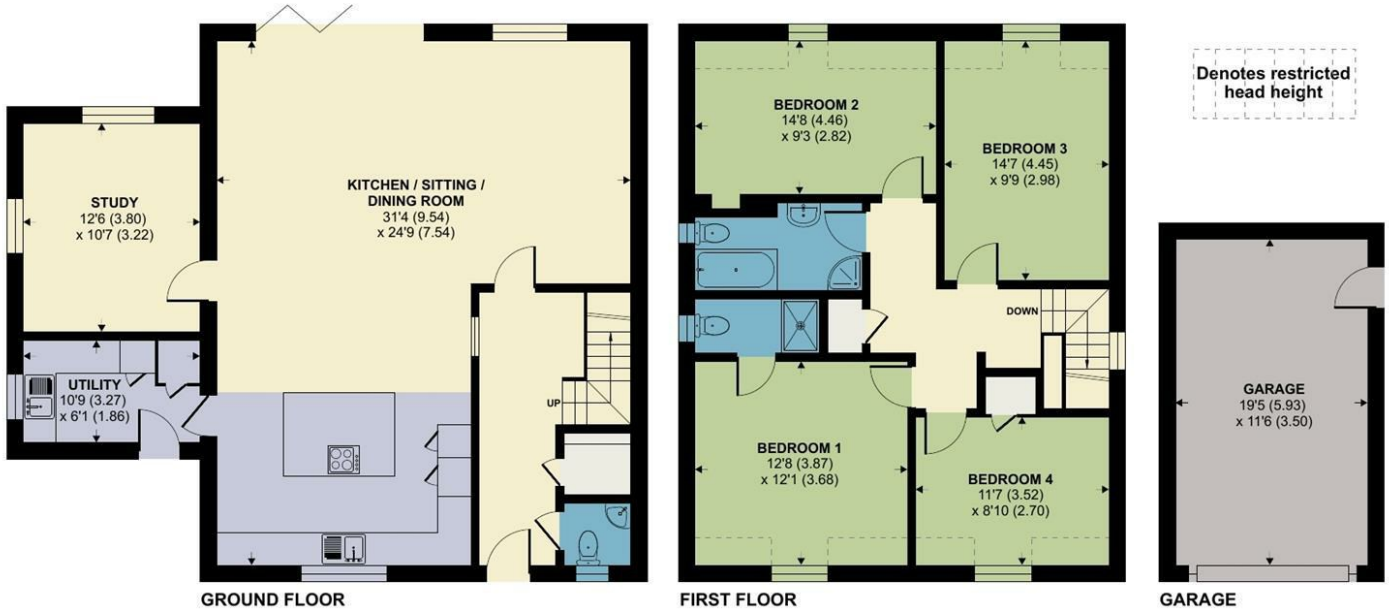
MATERIAL INFORMATION

At the time of launching the property to the market 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

East Street, Beaminster

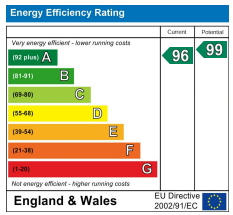
Approximate Area = 1708 sq ft / 158.6 sq m
Limited Use Area(s) = 60 sq ft / 5.5 sq m
Garage = 223 sq ft / 20.7 sq m
Total = 1991 sq ft / 184.8 sq m
For identification only - Not to scale



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: 1420588







BEA/CC-C/3707/14.4.25 amended 25.2.26, 19.6.26, 13.11.26

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