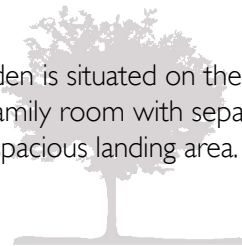




## Woodberry Copse, Lyme Regis

£929,950

This luxurious five bedroom detached home with double garage and rear garden is situated on the prestigious Woodberry Copse development in Lyme Regis. Finished to a high specification by Bloor Homes, this must-see property boasts a kitchen/diner/family room with separate utility, sitting room and formal dining room. There is also a family bathroom, two en-suite facilities, large downstairs cloakroom/WC, and a balcony off the spacious landing area. Part exchange available. Terms and conditions apply.





## Situation

Woodberry Copse is a highly desirable new development set within an idyllic woodland setting. The design of the development is sensitive to the existing surroundings and the homes themselves have been inspired by the Arts and Crafts style architecture typical of the area.

It is located in the popular and quaint seaside town of Lyme Regis on the famous Jurassic Coastline - an Area of Outstanding Natural Beauty. Famed for its iconic Cob and harbour, and nicknamed 'The Pearl of Dorset', Lyme offers beautiful scenery and comprehensive facilities including shops, cafes, restaurants, library, post office, museum and the Marine Theatre. This very pretty town and its surrounding areas plays host to a number of events including a Regatta and Carnival Week, a Jazz, Fossil and Mackerel Festival to name but a few. There is a regular bus service to Exeter, Bridport, Dorchester, Weymouth and Poole. Direct train services to London Waterloo and Bristol Temple Meads run from Axminster, located six miles west.

## Accommodation

Built to a high specification, The Rainham is an outstanding double-fronted residence situated in a quiet location close to a wealth of amenities and the beauty of the world-renowned Jurassic Coastline. Beautifully designed with thoughtful touches throughout, this exquisite family home offers spacious living throughout including a lounge, a kitchen/diner/family room through to utility area. There are three double bedrooms and one single bedroom, with the master benefiting from en-suite facilities and also offering fitted wardrobes. There is a stylish family bathroom and downstairs cloakroom/WC. Externally there is a private enclosed landscaped rear garden, garage and additional parking.

Bloor homes offer the purchaser of this beautiful home a 10 year warranty and 2 years Bloor Homes guarantee. There is also the option to enter in to the 'Home Exchange Scheme' making the process of securing your new home stress free. Help to Buy is available on this development – please enquire for further details.

## Key Features

- \* Designed and built to adhere to superior building standards.
- \* Contemporary style Symphony fitted kitchen with soft close doors and drawers, and Silestone worktops.
- \* Fully integrated Bosch appliances including ceramic electric hob, double eye-level oven, cooker hood and fridge freezer.
- \* White Roca sanitaryware bathroom with complimentary Hansgrohe chrome fittings.
- \* Family bathroom with bath and separate shower unit, master en-suite and downstairs cloakroom/WC.
- \* Porcelanosa ceramic wall tiles to bathroom, cloakroom & en suite shower room.
- \* Quality fitted wardrobes in bedrooms one.
- \* Situated on a new high quality development in the desirable town of Lyme Regis on the historic Jurassic Coastline.
- \* Energy efficient - saving up to 40% on your energy bills



## Room Dimensions 3.45m x 3.07m (11'04" x 10'01")

Kitchen/Family 6.60 x 3.91 (21'1" x 12'9")

Breakfast 3.44 x 4.51 (11'2" x 14'9")

Dining Room 13'00" x 10'09" (3.96m x 3.28m)

Sitting Room 13'00" x 16'10" (3.96m x 5.13m)

Master Bedroom 20'07" x 19'02" (6.27m x 5.84m)

Dressing Room 6'10" x 7'10" (2.08m x 2.39m)

En Suite 6'10" x 10'04" (2.08m x 3.15m)

Bedroom Two 10'11" x 12'08" (3.33m x 3.86m)

Bedroom Three 11'10" x 11'07" (3.61m x 3.53m)

Bedroom Four 10'11" x 9'11" (3.33m x 3.02m)

Bedroom Five 11'04" x 10'01" (3.45m x 3.07m)

## About the Developer

Bloor Homes are a leading, privately owned, award winning property developer. The company prides itself on its strong traditions of quality, value for money and a genuine desire to build homes that offer their customers years of pleasure.

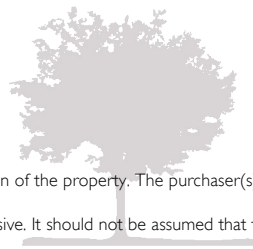
For each and every development, Bloor Homes make every effort to conserve the natural balance of the location including the conservation of wildlife and the preservation of the natural features surrounding. Care and consideration is taken to ensure that the environmental impact of every Bloor home is kept to a minimum.



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



15 South Street, Bridport, Dorset, DT6 3NR  
01308 420111 enquiries@parkersproperty.com



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