



Woodlands



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West Road, Bridport, Dorset DT6 6AE

Town Centre 1.3 Miles Jurassic Coast (Eype) 1.5 Miles

An attractive, individual detached house set in large established gardens with lovely country views and spacious, beautifully presented accommodation.

- Delightful Far-Reaching Views
- Private, Elevated Setting
- Greatly Improved by the Current Owners
- 4 Bedrooms, 2 Bathrooms
- 4 Reception rooms and Kitchen/Breakfast Room
- Sizeable Double Garage and Driveway
- Large, Established Gardens
- In All 0.6 of an Acre

Guide Price £735,000

THE PROPERTY

Woodlands is a superb, individual detached house which is located on the edge of Bridport and enjoys lovely, far-reaching views across the surrounding countryside and the town. Dating back to around 1926, the property features the handsome rendered elevations, high ceilings and classic room proportions typical of this period of architecture and under the current ownership, which has spanned the past 20 years, a significant programme of improvements have been carried out. These have included excellent additions such as a large conservatory and a substantial double garage/workshop, creating a spacious, comfortable and convenient home which is presented to an exacting standard throughout. With 0.6 of an acre of private, south-west facing landscaped gardens surrounding the house on all sides, the property enjoys a sense of seclusion despite its highly convenient, accessible position within easy reach of Bridport town centre.

From the porch, the characterful wooden front door opens into a light and spacious entrance hall which leaves an impressive and welcoming first impression and gives access to the sitting room, where there is a fireplace fitted with a gas fire, and the dining room. Both of these rooms are situated at the front of the house and therefore are well placed to enjoy the stunning views, providing a wonderful setting for entertaining and everyday relaxation alike. The study can also be reached from the entrance hall and, with a fitted desk and drawers, is perfect for those working from home.



This leads through to the large kitchen/breakfast room which is well appointed with modern fitted units providing excellent storage and integrated electric oven, grill, hob and dishwasher as well as space for a kitchen table. The kitchen is supported by an adjoining utility/laundry room and cloakroom, ensuring that every domestic convenience is on hand. Both the sitting room and the kitchen feature glass doors to the expansive conservatory which wraps around the property on two sides and is a stunning setting for enjoying the outlook over the gardens and the views beyond at any time of year. Two sets of doors lead directly to the garden, facilitating a fantastic indoor/outdoor lifestyle.

On the first floor there are four generous bedrooms, each of which enjoys a delightful view, and the well-appointed family bathroom. Of these, three are of double proportions with bedroom 4 being a large single or occasional double which could also be re-purposed as another study. The principal bedroom is a particularly charming room which enjoys a double aspect to the front and side, whilst bedroom 2 enjoys an ensuite shower room. A key feature of the property which is most noticeable on the first floor is the excellent storage; each bedroom benefits from built-in wardrobes, with additional storage cleverly added by the current owners in bedroom 1. There is also a deep and capacious store cupboard which can be accessed from the first floor landing.

OUTSIDE

Woodlands stands close to the centre of its spacious plot which measures approximately 0.6 of an acre and is beautifully landscaped with a broad variety of exciting flora including a Monkey Puzzle tree. Surrounded by established hedging and trees, the gardens are well screened from the neighbouring properties, giving a great sense of privacy and creating a perfect setting for spending time out of doors, particularly on the sun terrace which takes full advantage of the south-westerly aspect and directly adjoins the house. The property is approached through a five-bar gate onto a sweeping tarmac and shingle driveway which culminates in a parking area for several vehicles and gives access to the sizeable, detached double garage. Another fantastic addition by the current owners, the garage enjoys a workshop area and a lean-to wood store to the rear, and there is also a timber shed and a greenhouse within the gardens.

SITUATION

Woodlands is conveniently situated on the edge of Bridport and just over 1 mile from the town centre yet within an Area of Outstanding Natural Beauty. The thriving and historic market town of Bridport offers excellent shopping, business and leisure facilities including a leisure centre with swimming pool and Arts Centre etc. Also nearby is the picturesque village of Symondsburry with a church, public house, a popular primary school and access to many miles of delightful footpaths. The beautiful World Heritage Site Jurassic Coast is within only a few miles at West Bay, Eype and Seatown.

SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

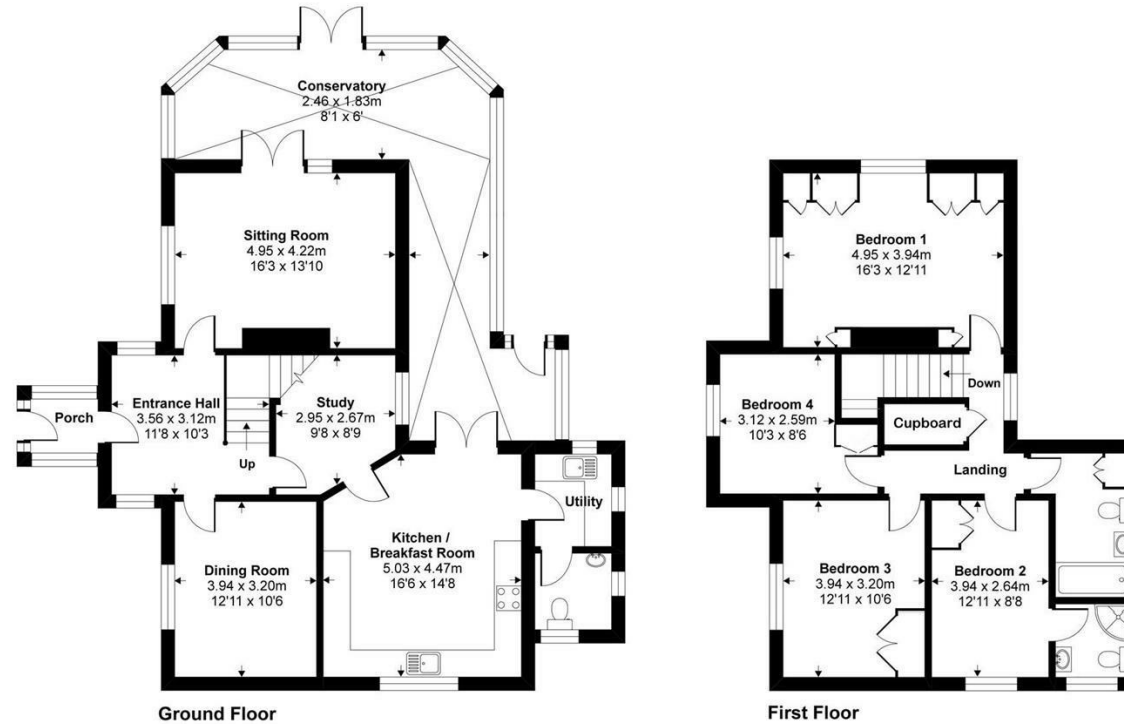
DIRECTIONS

From Bridport town centre follow West Road and continue straight ahead at both mini-roundabouts onto West Allington. Follow this road out of the town and to the junction with the A35. Turn right towards Chideock and take the first available entrance on the left. The property is the second on the right along this driveway.



Approximate Area = 2119 sq ft / 196.8 sq m

For identification only - Not to scale



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(54-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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