



**Overlea Elsdons Lane, Bridport DT6 6DA**

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## **Overlea Elsdons Lane, Bridport**

Fox & Sons are delighted to bring to market this stunning detached 6 bedroom family home, situated in the rural village of Monton Wyld. Accessed via an imposing driveway, this beautiful property sits on the fringes of its own grounds, with formal gardens, a swimming pool and approx. 1 acre of land.

### **Entrance Hall**

Accessed via paved steps and pathway from driveway leading to front door, 3 floor to ceiling double glazed windows to front aspect, under stairs cupboard, picture rails, stairs rising to first floor, radiator and ceiling light points

### **Lounge**

26' 5" x 16' 8" max ( 8.05m x 5.08m max )  
Double glazed windows to front and rear aspects, 4 floor to ceiling double glazed windows to side aspect, double glazed door leading to rear decked terrace, log burner with feature wooden surround, picture rails, radiators and ceiling light points

### **Dining Room**

14' 7" x 12' 9" max ( 4.45m x 3.89m max )  
Double glazed windows to front and side aspects, log burner with feature wooden surround, storage cupboard, picture rails, radiator and ceiling light point

### **Snug**

13' 9" x 10' 9" ( 4.19m x 3.28m )  
Double glazed window to rear aspect, log burner with feature wooden surround, inner wooden glazed door and windows leading to entrance hall, radiator and ceiling light point

### **Kitchen**

14' 7" x 13' 6" max ( 4.45m x 4.11m max )  
Double glazed windows to rear aspect, range of wall and base units with worktop over and tiled splashback, Aga cooker, space and plumbing for various domestic appliances, larder and ceiling light point

### **Utility**

9' 5" x 8' 7" ( 2.87m x 2.62m )

Double glazed window to side aspect, wooden stable door leading to rear garden, range of wall and base units with worktop over, space and plumbing for various domestic appliances, radiator and ceiling light point

### **Store Room**

8' 5" x 5' 7" ( 2.57m x 1.70m )  
Double glazed window to front aspect, boiler and storage space

### **Downstairs Cloakroom**

Double glazed frosted window to rear aspect, low level WC, hand wash basin, radiator and ceiling light point

### **Conservatory**

14' 6" x 14' 5" ( 4.42m x 4.39m )  
Double glazed windows along three sides, double glazed door leading to decked terrace, wooden floors with underfloor heating and ceiling light points

### **Stairs And Landing**

Part panelled walls and double glazed window to rear aspect on stairs rising to landing with double glazed window to front aspect, under eaves storage, storage cupboard housing hot water tank, radiator and ceiling light points

### **Master Bedroom**

24' 4" max x 13' 9" ( 7.42m max x 4.19m )  
Part sloped ceilings providing charm and character, double glazed window to front aspect, 2 floor to ceiling double glazed windows to side aspect, under eaves storage, picture rails, loft hatch, radiators and ceiling light point





### **En-Suite**

Double glazed floor to ceiling window to rear aspect, free standing roll top bath, low level WC, hand wash basin, low level WC, heated towel rail, under eaves storage and ceiling light point

### **Bedroom 2**

14' 8" x 12' 9" ( 4.47m x 3.89m )  
Double glazed window to front aspect, built in wardrobe, corner storage unit, stone fireplace surround, picture rails, radiator and ceiling light point

### **Bedroom 3**

11' 3" x 10' 2" ( 3.43m x 3.10m )  
Double glazed window to rear aspect, picture rails, radiator and ceiling light point

### **Bedroom 4**

10' 9" x 9' 2" ( 3.28m x 2.79m )  
Double glazed window to rear aspect, built in wardrobe, picture rails, radiator and ceiling light point

### **Bedroom 5**

15' 7" x 8' 2" max ( 4.75m x 2.49m max )  
Double glazed doors leading to balcony with views over rear garden and countryside beyond, built in shelves, radiator and ceiling light point

### **Bedroom 6**

15' 9" x 7' 9" ( 4.80m x 2.36m )  
Double glazed window to front aspect, radiator and ceiling light point

### **Bathroom 1**

Panel bath, hand wash basin, low level WC, part tiled walls, low level WC, radiator and ceiling light point

### **Bathroom 2**

Double glazed window to front aspect, panel bath, hand wash basin, low level WC, picture rails, radiator and ceiling light point

### **Office/Studio**

16' 6" x 12' 5" max ( 5.03m x 3.78m max )  
Positioned below the sitting room and accessed via double glazed door from parking area/garden, double glazed window to front aspect, provision and space to install log burner and ceiling light points

### **Workshop**

48' 7" x 11' 1" ( 14.81m x 3.38m )  
With steel roof, double glazed windows, lighting and power

### **Outside**

Approached by the lane via double wooden gates which lead to a driveway and parking area with space for a number of vehicles. There is also an open car port to one side of the house. The principal garden lies to the rear of the property and is laid to level lawn. There is a raised sun deck accessed from the conservatory and sitting room with steps leading to the heated outdoor pool. Useful storage area under decking. Various patio areas. The paddock lies primarily to the North and East of the property and is gently sloping. To one corner of the paddock is a detached workshop, and there is also a shed and greenhouse.

### **Agent's Note**

There is the option to purchase an additional approximate five acres of land with the property. Call Fox & Sons on 01297 32323 for more information



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## Overlea Elsdons Lane, Bridport

- IMPOSING 6 BEDROOM DETACHED FAMILY HOME
- SET WITHIN BEAUTIFUL GROUNDS (APPROX 1 ACRE)
- COUNCIL TAX BAND E
- TRANQUIL RURAL LOCATION
- FARMHOUSE KITCHEN

Tenure: Freehold EPC Rating: D

# £925,000



Lower Ground Floor



Ground Floor



First Floor

Total floor area 288.8 sq.m. (3,109 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104498 - 0007

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fox & sons



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