



Annings Lane, Burton Bradstock, Bridport

Spacious four bedroom detached bungalow in a large south facing plot, within walking distance of Hives beach and a shop.

Guide Price
£750,000 - £800,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Annings Lane,
Burton Bradstock, Bridport,
DT6 4QN**

- Village location
- 4 Bedrooms
- Conservatory
- Garage and parking

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





The Property

Spacious four bedroom detached bungalow in a large south facing plot, within walking distance of Hive beach and a shop.

Meadway is all about scale, potential and position. The existing footprint of the property is unusually large with a series of beautifully proportioned rooms and with all the principal living accommodation facing South further enhancing the feeling of light and space throughout. In terms of potential, subject to obtaining the necessary building consents, it has been suggested that combining the kitchen and the dining room would create a wonderful kitchen/living/ dining room that would not only take in the best of the sun during the day, but also take in the lovely gardens behind. In terms of position it lies along a quiet country lane away from the coast road, on the East side of the sought-after village of Burton Bradstock, within walking distance of Hive Beach, 2 shops, 2 restaurants and a couple of public houses.

The property is arranged around a large central hallway,

with the living accommodation running along the rear South-facing side of the property, with a garden room on the East side, a sitting room and a dining room to the centre and a kitchen to the West side. Behind the kitchen there is a large and useful utility room. The bedrooms lie to the front of the property, the principal of which has space for some extensive wardrobes and an ensuite bathroom equipped with a bath, bidet and a shower, beyond which a door leads through to a fourth bedroom/dressing room. To the centre and the side of the property there are three further bedrooms served by a family bathroom with a shower over the bath. The property is in need of some modernisation but is in good working order, has UPVC double glazing and gas fired central heating.

Outside

To the front of the property there is a substantial area of driveway laid to tarmac, providing parking and turning for a number of cars, with to one side an attached garage equipped with an up and over door, light and power. To the right hand side there is an area with a lawn to its centre edged by mature herbaceous and shrub planting, with of particular note a lovely Pine, a Magnolia tree and three

fastigate Yews. The gardens to the rear of the property are a particular feature, with an extensive area of paved terrace stretching the width of the bungalow, with steps down to the main body of the garden laid to lawn, punctuated by further well-stocked herbaceous, shrub and tree planting. To one corner of the garden there is paving for a summerhouse while within the garden there are three useful garden sheds and a composting area. Immediately to the rear of the garden a gate leads through to a second area of garden planted to mature shrubs, designed for ease of maintenance. A public footpath runs through this area.

Situation

The village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset, and consists largely of period stone and thatched cottages. The village has a primary school, church, shops, post office, several pubs and cafés, library, children's park and a late-night garage/shop. The beach and coastal path are just a short walk away. Nearby Bridport is a bustling market town, with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for

Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. There is a good choice of schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and, Axminster.

Services & Local Authority

Mains gas, electricity, water and drainage are connected.
 Gas fired central heating
 Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is mostly good indoors and out.

Dorset Council 01305 251010.
 Council Tax band G

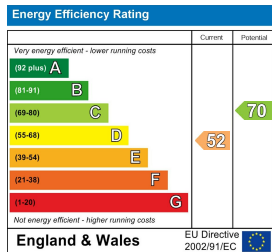
Directions

On entering the village from the direction of Bridport, proceed to the centre of the village turning left signposted Shipton Gorge. Proceed along the lane taking the first major right hand turn into Annings Lane. The property will be found on the right hand side, after the turning to Norburton on the left, identified by our For Sale board

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Approximate Area = 2251 sq ft / 209.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1005776



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