



## Meadowlands, Bridport

A substantial four bedroom detached family home with an enclosed garden, double garage and driveway, positioned within a popular residential location a stone's throw away from West Bay.

Guide Price  
**£625,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Meadowlands, Bridport, Dorset, DT6 4SU

- Sought-after residential location
- Close to West Bay and Bridport
  - Spacious accommodation
    - No forward chain
- Low maintenance enclosed garden
- Off street parking and double garage

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





#### The Property

Believed to have been built in 2001, this substantial four bedroom detached home offers spacious and well-appointed accommodation. The property is found in a tucked away position within a popular residential area close to West Bay Harbour, with views from upstairs over the Brit Valley and towards North Hill.

On the ground floor the accommodation is conventionally arranged around a large central hallway with a tiled floor that extends into the kitchen and the utility room. The sitting room is a good size and enjoys a triple aspect including double doors that open out onto the garden. There is an Aarow 5kw woodburning stove, installed in 2019, as a focal point. The dining room is found at the back of the property which can be accessed off the hallway and the sitting room.

On the first floor are the four bedrooms and the family bathroom.



#### Outside

To the front of the property there is a driveway providing off street parking for a number of vehicles and giving access to the double garage with two single up and over doors, one with electrically operated remote opening. The rear garden is totally enclosed wrapping around two sides of the property. One side of the garden is laid to shingle with a raised decking providing space for garden furniture. The other side of the garden is laid to lawn bordered by some mature shrubs and plants beyond which is an area of patio with a pedestrian door into the garage. There is a useful timber shed and summerhouse.

#### Situation

The property lies in a small development between Bridport and West Bay, with easy access to the facilities of the town and also to the harbour and beach, which is a five minute walk away. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

#### Services

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

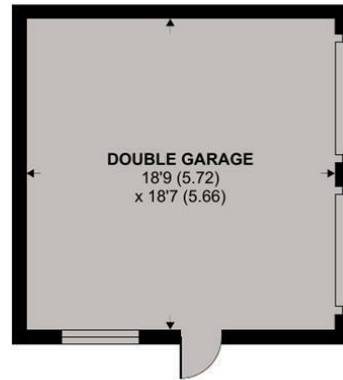
#### Local Authority

Dorset Council Tel 01305 251010.

# Meadowlands, Bridport

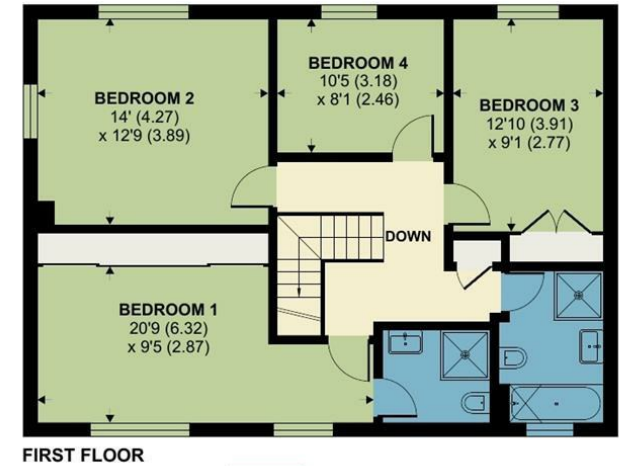
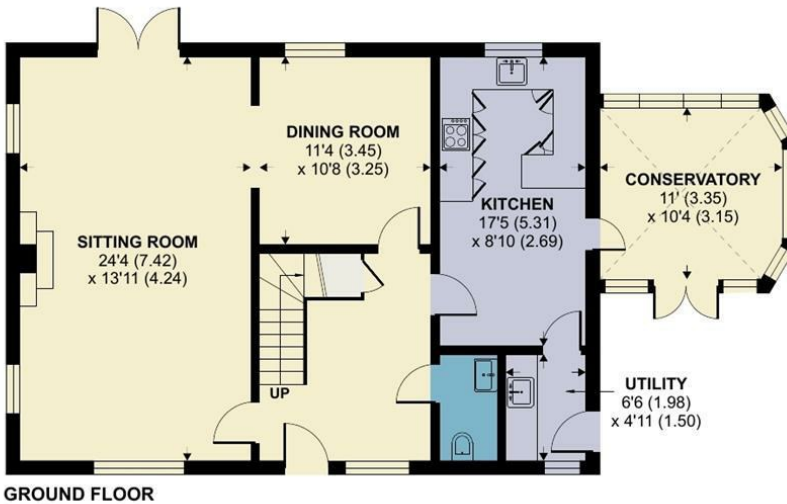
Approximate Area = 2125 sq ft / 197.4 sq m (includes garage)

For identification only - Not to scale



## Directions

From our office head south towards West Bay passing over the traffic lights and then over the Crown roundabout signposted West Bay. Take the second left turn into Meadowlands. Follow the road around to the left and then left again and the property will be found tucked into the right hand side of the cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 966575



Bridport/DME/02.04.2024/REV

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