



Long Bredy, Dorchester

Guide Price
£800,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

Contemporary detached three bedroom village house built in a traditional style

**Long Bredy, Dorchester,
DT2 9HW**

- 3 bedrooms
- Village location
- Bespoke build
- Generous off road parking
- Spacious accommodation

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Maybyrne is an anomaly. Although a bespoke individual house built in 2000, the house has a distinctly traditional feel to it combining all the maintenance and cost saving advantages of a contemporary property with the light and space of a classic Georgian house. In addition, it sits to the centre of the immensely popular village of Long Bredy in the lovely Bride Valley within a short motoring distance of the beach.

The ground floor is entirely clad in reclaimed maple flooring and comprises a tiled porch leading to the entrance area with a cloakroom and stairs off. On the left is a light and airy east, south and west facing sitting room, with an

attractive recessed ceiling. On the right, there is a very spacious, from front to back, kitchen/diner with French doors to the garden. The kitchen has a range of eye and low-level cupboards with an integral cooker and Calor gas hob, plus a Rayburn that heats both the house and water.

On the first floor, there are three very generous double bedrooms, a family bathroom and ensuite shower room. The principal bedroom is a particularly impressive room with views facing east, south and west, a vaulted ceiling with a King Post Truss and its own ensuite shower and dressing room. At the side of the main bedroom is a hit-and-miss stair case that leads up to an additional roof room that could be used in any number of ways. There is also eaves storage on both sides.

Outside

The front of the property has a large graveled area, with parking for a number of cars and is enclosed by hedging. The left hand gate leads to a raised vegetable bed and an 8 x 6 greenhouse.

The rear garden can be accessed from the dining room via French doors and has a paved terraced that stretches the full width of the property, lawned areas, flower beds, pond and a pergola in the corner. There is a separate small building equipped with power, lighting and water, currently in use as a utility room.





Situation

The property is in the middle of the small village of Long Bredy, opposite the turning to Little Bredy and part of the Bride Valley villages. Long Bredy was home to the Duke of Bedford and the village properties part of the estate, until the 1960's when they were sold into private ownership. The village boasts a strong sense of community with regular social events and initiatives to include the 'Come Along Inn' which is held monthly at the village hall. The village is in the West Dorset aonb and is a short drive to the coast at National Trust owned Burton Bradstock with the famous Hive Café and West Bexington about 10 minutes away by car. Long Bredy itself is within one mile of the nearest pub at the village of Litton Cheney, which also boasts 'Litton Lakes', a tranquil facility for paddle boarding, wild swimming or picnics. The Lakes also have a year round café onsite. Litton Cheney is also home to Bride Valley Vineyard, which is open to the public. The area of Long Bredy is a haven for walking

and cycling, being situated on major walking routes such as The Macmillan Way as well as the National Cycle Network. The neighbouring village to the East is Little Bredy, home to the wonderful lake & waterfall, featured in various TV series, and accessible to local residents.

Services

Mains water, electricity and drainage.
Oil fired central heating
Broadband speed: Superfast broadband is available.
Mobile phone coverage: Network coverage is okay indoors and good outdoors.

Local Authority

Dorset Council: 01305 251010
Council Tax Band: F
EPC: F

Directions

From Bridport head East on the A35 towards Dorchester. At the end of the second section of dual carriageway turn right signed to Long Bredy. Go down the hill to the T junction and turn left. Follow the road for approximately half a mile and the property will be found on the right hand side.
 What3Words///else.stiff.televis



Long Bredy, Dorchester

Approximate Area = 2118 sq ft / 196.7 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Total = 2242 sq ft / 208.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Bridport/SVA/07.05.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1118941



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