



## 'The Anning', Monmouth Park, Lyme Regis

An immaculate five bedroom detached house with a garage and driveway parking situated in the new Monmouth Park development in a large plot, close to the centre of the popular coastal town of Lyme Regis.

Guide Price  
**£949,950**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 'The Anning', Monmouth Park, Lyme Regis, DT7 3FJ

- Built to a high specification
- Bespoke kitchen with integrated appliances
- Contemporary bathroom fittings
- Five bedrooms, two ensuites
  - Driveway parking
  - Rear garden

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

'The Anning' is a prestigious five bedroom detached house arranged over three floors on the Monmouth Park development, built to a high specification with five bedrooms, two ensuites, a family bathroom, open plan living accommodation and the benefit of driveway parking and a garage.

The front door opens into a spacious hallway providing access to the principle living accommodation and a separate wc. The open plan kitchen/dining room is to the right-hand side, with the bespoke kitchen being fitted with a range of wall and base units with Silestone worktops and integrated appliances including an eye level electric double oven, induction hob, fridge/freezer and washing machine. The living room is to the other side and is bright and spacious with a dual aspect. The ground floor and lower level of the property benefit from heated flooring throughout.

The lower ground floor comprises a double bedroom with built-in wardrobes and an ensuite shower room fitted with a

large walk-in shower, wc and sink. There is a generously sized games or cinema room with double doors onto the garden, a further room which could be utilised as an office space or additional bedroom with double doors onto the garden and a useful utility room fitted with wall and base units with a washing machine and sink.

On the first floor, there are four double bedrooms, all benefitting from fitted wardrobes. The principal bedroom also has an ensuite shower room, whilst the family bathroom is fitted with a contemporary white suite comprising a bath with shower over, wc and sink.

### Outside

'The Anning' benefits from a large plot, with a good-sized driveway to the front providing parking for a number of cars and an attached garage. A large patio area adjoins the rear of the house, ideal for Al-fresco dining and there is a large area of lawn beyond this.

### Services

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

heating.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

### Local Authority

Dorset Council - 01305 251010.

Council Tax Band to be assessed.

### Situation

Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the centre of Lyme Regis, a picturesque town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea

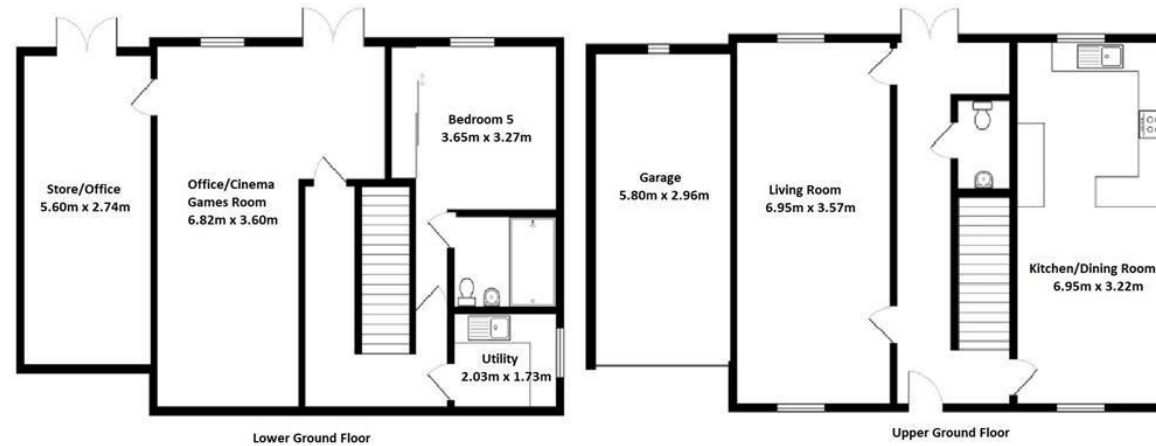
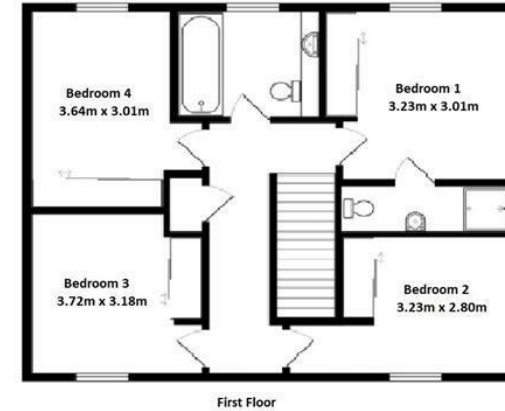
fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

#### Agent Note

We understand there is a Service charge of £196.53 payable per annum for the maintenance of the private roads and communal area.

#### Directions

From the Charmouth roundabout, take the exit for the A3052 signposted to Lyme Regis and follow this road past the driving range. On entering the top of Lyme Regis, take the first right into Pine Ridge. Take the next left into Colway Lane, and almost immediately turn left again. 'The Anning' will be found on the right hand side.



Monmouth Park - The Anning

All measurements are approximate and for display purposes only.

Bridport/DM/02.05.24/REV



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