



'The Langford', Monmouth Park, Lyme Regis

An immaculate five bedroom detached house situated in the new Monmouth Park development close to the centre of the popular coastal town of Lyme Regis.

Guide Price
£894,950
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

'The Langford', 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
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The Property

'The Langford' 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.

The front door opens into a spacious hallway providing access to the principal living accommodation, a separate wc and double doors onto the rear garden. 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 of a double bedroom with an ensuite shower room fitted with a large walk-in shower,

wc and sink and double doors onto the garden. There is a generously sized games or cinema room, a large store room 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 Langford' benefits from a good-sized driveway to the front providing parking for a number of cars. A large patio area adjoins the rear of the house on the upper ground floor, ideal for al fresco dining, with an area of lawn beyond which wraps around the house, leading down to a further patio area adjoining the lower ground floor bedroom.

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.

EPC: Not yet banded

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

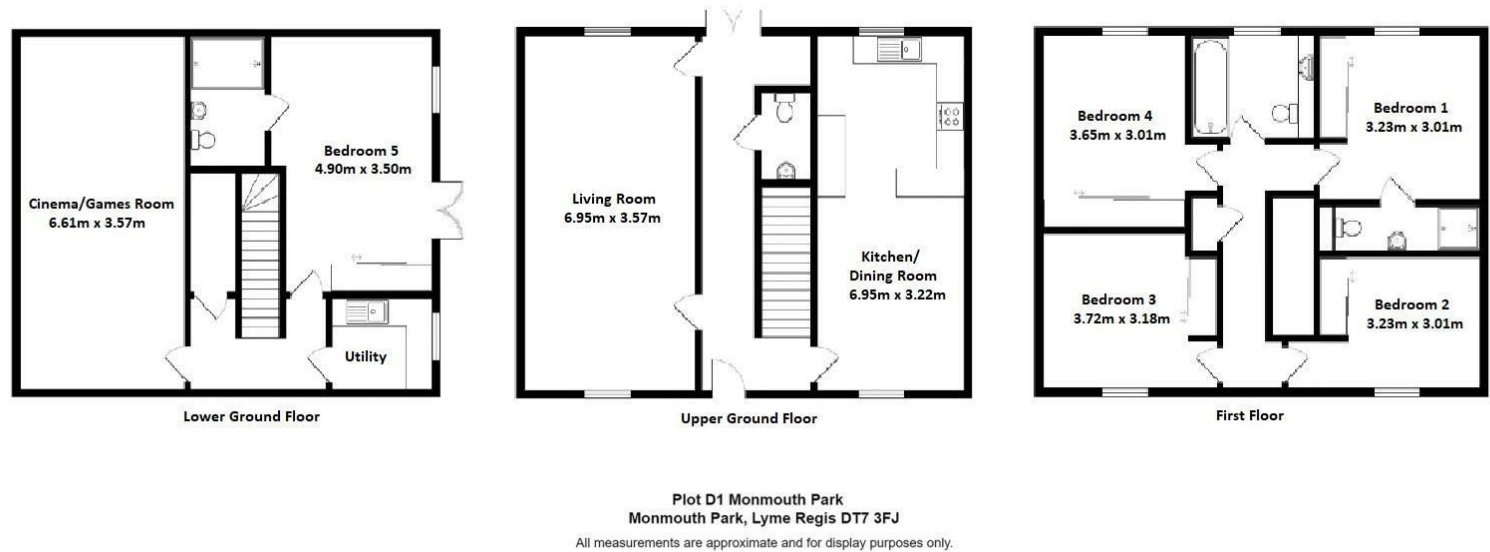
award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well 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 Langford' will be seen opposite the turning on the left hand side.



Bridport/DM/02.05.2024/REV

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