



Symonds
& Sampson

Watton Park
Bridport, Dorset

Watton Park

Bridport
Dorset
DT6 5NJ

A beautifully presented detached four bedroom contemporary home situated in a sought after development on the edge of Bridport town.



- Beautifully presented throughout
- Thoughtfully landscaped generous rear garden
 - Garage and driveway
- Contemporary modern home
- Built to a high specification



Guide Price £660,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

A beautifully presented four bedroom detached home built to a high specification with a generous rear garden, garage and parking situated in an exclusive development on the edge of Bridport town.

ACCOMMODATION

Built in 2020 by Baker Estates, the property has all the cost saving and insulation advantages one would expect of a contemporary home, has been further improved under the current ownership and presents beautifully throughout. The property is conventionally arranged around a spacious entrance hallway with a cloakroom. The living room to one side is a bright and spacious room with large windows overlooking the front garden. To the rear is the fantastic kitchen/dining room, a sociable room with double doors out to the garden and internal access into the garage. The contemporary kitchen is fitted with a range of wall and base units with an island and integrated appliances including eye level electric ovens, integrated dishwasher and hob, fridge, freezer and wine fridge.

Upstairs, a large landing with a spacious airing cupboard leads to the four double bedrooms, two of which boasting en-suite shower rooms. There is a contemporary family bathroom fitted with a white suite comprising a bath, wc and sink.

OUTSIDE

A real feature of the property is the rear garden, which has been thoughtfully landscaped with a patio terrace area immediately adjoining the property, ideal for al fresco dining. An area of lawn with mature planted borders extends from the terrace area, with steps leading up to a further area of lawn with planted borders and an additional patio ideal for catching the sun. To one side is a useful shed with power, and side access to the front which doubles as a further storage area. To the front is a small area of lawn, with a driveway to the side leading to the garage which has an up and over door, power and light along with a utility area including plumbing for a washing machine.

SERVICES

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

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is mostly good indoors and good outdoors.

Dorset Council: 01305 251010

Council Tax Band: E.

EPC: B.

DIRECTIONS

What3Words///curated.dished.bookshop.

SITUATION

Bridport is a bustling and vibrant market town with a history of rope-making and is now a gateway to the Jurassic World Heritage coast at nearby West Bay. It has a variety of shops, supermarkets, public houses and restaurants catering for a range of tastes, all within walking distance, and 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 with many walks starting from the town itself.

The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

MATERIAL INFORMATION

There is the remainder of a 10 year NHBC building guarantee.



Energy Efficiency Rating	
Current	Target
84	93
A	B
B	C
C	D
D	E
E	F
F	G



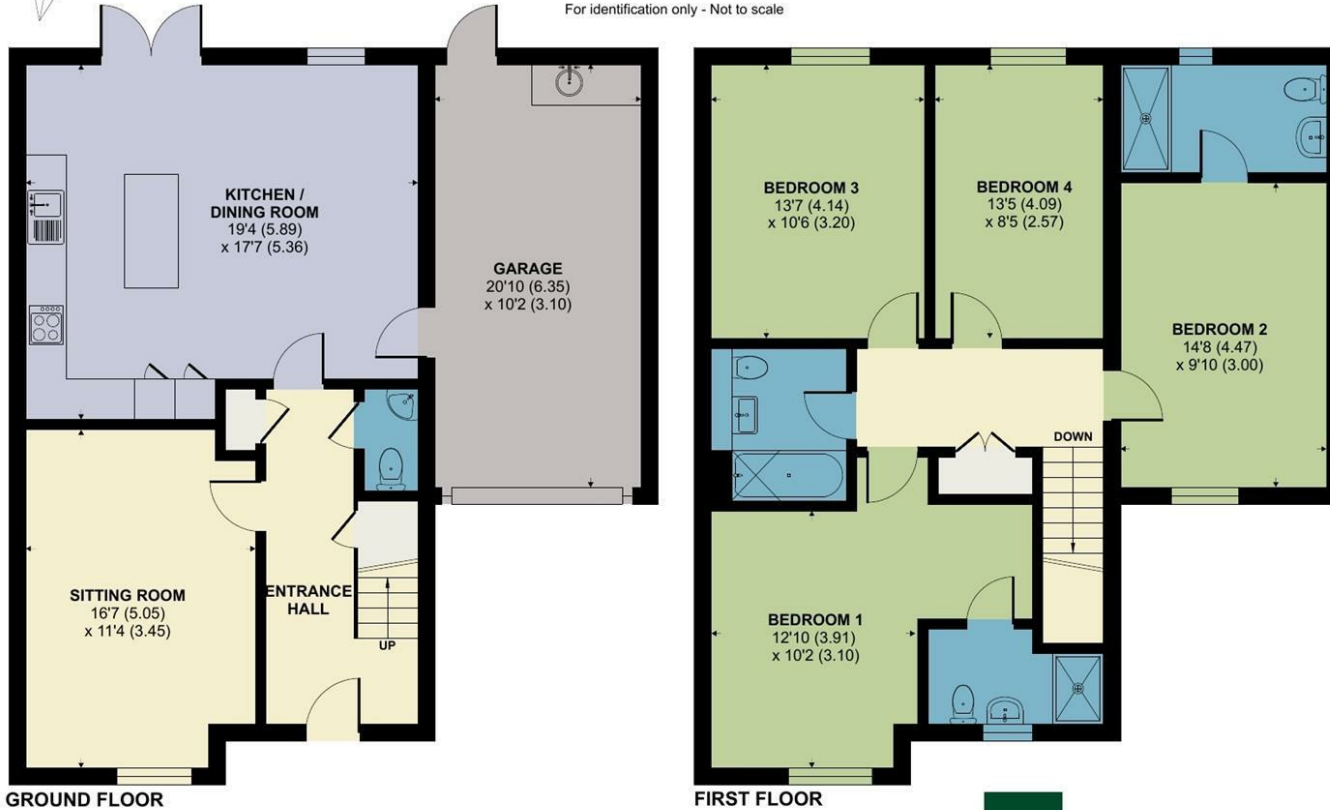
Watton Park, Bridport

Approximate Area = 1525 sq ft / 141.6 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1737 sq ft / 161.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1183658



Bridport/DME/100924



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