



Symonds
& Sampson

Chideock
Bridport, Dorset

Chideock

Bridport

Dorset

DT6 6JQ

Charming four bedroom period village house with parking and garage just a walk to the beach.



- Spacious accommodation
- Farmhouse style kitchen
 - Double glazing
 - Gardens
- Garage and parking

Guide Price £550,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This period property has in the last 12 years been updated and refurbished to create a good family home that has all the charm of a period property but the convenience of a contemporary property fit for the 21st century. Add to that a walk to three pubs, a shop and the beach at Seatown and you have the ideal family home.

ACCOMMODATION

The property is simply laid out with three living areas on the ground floor supported by a good utility room and cloakroom/laundry room. The kitchen has been fitted out in a farmhouse style with a comprehensive range of floor and wall mounted units and cupboards with solid wood work surfaces over, space for a range cooker and integral appliances that include a fridge freezer and a dishwasher. The kitchen flows through to the everyday living room that has a focal point of a fireplace equipped with a wood-burning stove, beyond which there is a more formal sitting room with room for a formal dining area to one end and double doors onto the garden to the other.

Upstairs there are four good bedrooms with one of the bedrooms having an ensuite shower room and the three remaining bedrooms sharing a family bathroom. The

property is in good decorative order throughout, has UPVC double glazing and gas fired central heating.

OUTSIDE

The garden to the rear of the property is a particular feature and is organised specifically for entertaining. The main body of the garden is laid to lawn with herbaceous and shrub planting to the edges. There are two terraces - one a raised deck terrace designed to take in the last of the sun in the evening and a second area beside the double doors into the house that is paved, with a barbecue area to one side. Beyond the paved area there is a covered area that currently houses a pool table. Beyond the garden there is a garage that is currently arranged with a workbench area to one end and a home office to the other. In front of the garage there is offstreet parking.

SERVICES

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

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.

Dorset Council Tel: 01305 251010

Council tax band: C.

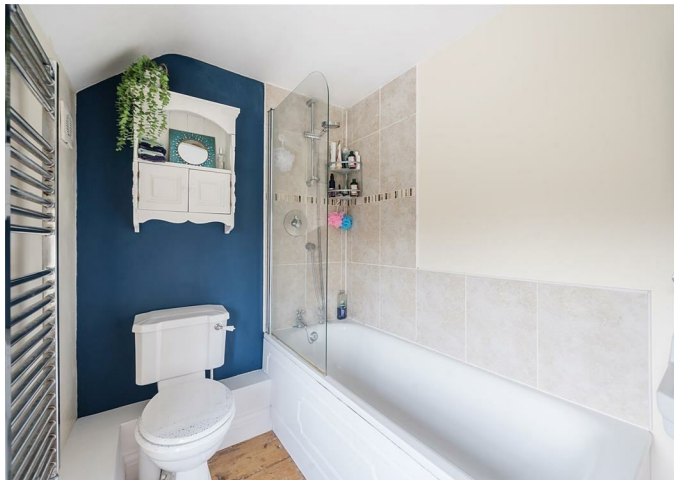
EPC: D.

SITUATION

Chideock is a popular West Dorset village, being just under a mile from Seatown and the renowned Jurassic coastline and Lyme Bay. Bridport is three miles away and is a bustling and vibrant market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, golfing, water sports and riding opportunities are plentiful in the area. 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.

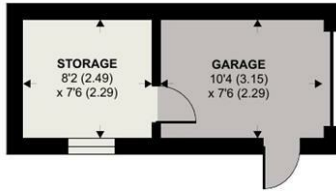
DIRECTIONS

[What3Words///tens.collapsed.enabling](https://www.what3words.com/What3Words///tens.collapsed.enabling).



Energy Efficiency Rating	
Current	Potential
This energy efficient (lower carbon) home	
84	84
<small>For more information on energy ratings visit: www.gov.uk/government/topics/energy-ratings</small>	
<small>England & Wales EPC Directive 2002/91/EC</small>	

Chideock, Bridport
 Approximate Area = 1374 sq ft / 127.6 sq m
 Garage = 141 sq ft / 13.1 sq m
 Total = 1515 sq ft / 140.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179574



Bridport/SVA/Rev031024



01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson, 23 South Street,
 Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT