

Symonds
& Sampson



Church Rise

Old Church Road, Bridport, Dorset

Church Rise

Old Church Road

Bridport

Dorset DT6 4FE

Beautifully presented four bedroom house situated in the popular village of Bothenhampton.



- Built to a high specification
- Beautifully presented throughout
- Driveway, car port and integral garage
 - Adjoining open countryside
- Popular village location close to West Bay and Bridport
 - Peaceful setting

Guide Price £750,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Completed in 2021 to a high specification, Church Rise is a prestigious development consisting of 6 individual houses located in the heart of the popular village of Bothenhampton with wonderful countryside walks on the doorstep and within easy reach of Bridport town and West Bay. This four double bedroom house is situated in the corner plot, tucked away from the road with open views to the rear over the countryside towards Bothen Hill.

ACCOMMODATION

The property is conventionally arranged around a generous entrance hallway with a cloakroom. The contemporary kitchen is to one side and is fitted with a comprehensive range of wall and base units with an integrated electric double oven, gas hob, fridge/freezer and dishwasher. This opens into a fantastic dining area with French doors onto the rear garden and double doors into the living room, providing the option for more open plan living if desired. Off here is a useful utility room with space for a washing machine and a tumble dryer, featuring base unit and a sink with a door onto the garden and an integral door into the garage. The living room runs the full depth of the house with a focal point of a fireplace equipped with a woodburning stove and also has French doors onto the garden. The ground floor is laid to engineered timber flooring with underfloor heating.

Upstairs, a galleried landing provides access to the four double bedrooms, the principal of which benefitting from built-in wardrobes and an en-suite shower room. The family bathroom is fitted with a white suite comprising of a bath with shower over, wc and sink. The rooms to the rear enjoy the delightful views to the surrounding countryside.

OUTSIDE

The property is situated in the peaceful corner plot, with a delightful front garden laid to lawn with planted borders adjoining the property. The property benefits from a car port and an integral garage, with a driveway to the front. The rear garden is a particular feature, with a paved terrace immediately adjoining the property taking in the views over the surrounding fields towards Bothen Hill. There is an area of lawn beyond with a raised planted border.

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. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: E

SITUATION

Bothenhampton is a small village on the eastern side of Bridport, with a number of pretty period cottages, a village hall and a playpark. The cottage is close to the Nature Reserve and has access to many footpaths and bridleways. Bridport is a short walk away and is a thriving market town and popular holiday area, where bustling street markets are held twice weekly. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, recently designated a World Heritage Site.

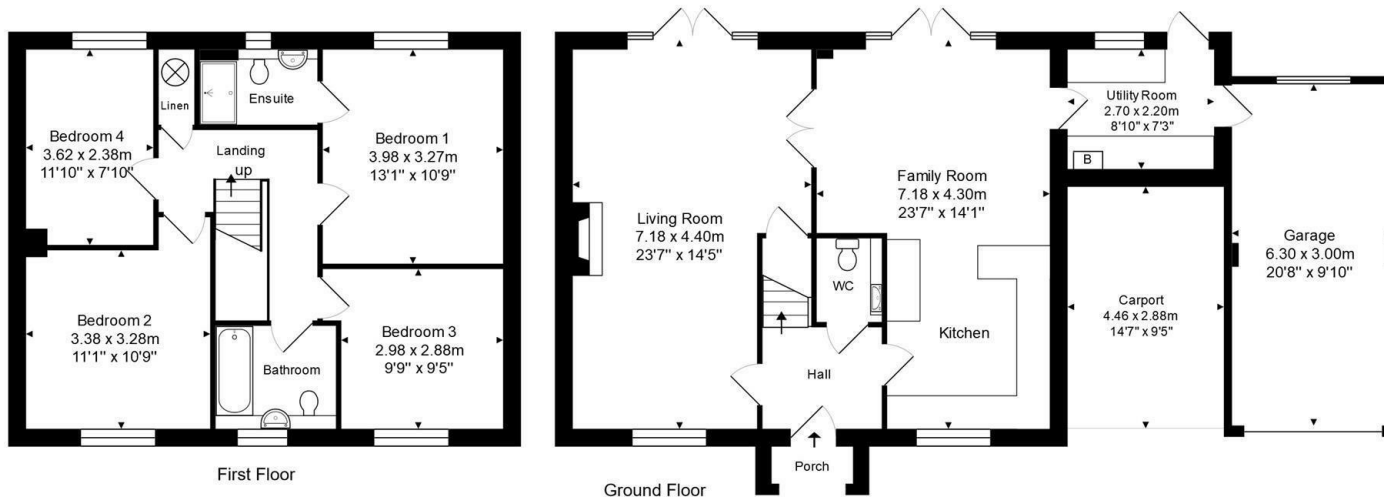
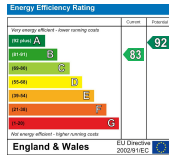
DIRECTIONS

What3Words///pioneered.video.coining

MATERIAL INFORMATION

The 6 houses collectively are responsible for the maintenance of the road and the hedge to the east of the development. There is a service charge of £340 per annum. There is a socket in the car point that has potential to become an EV charging point.





Church Rise
Total Area: 164.5 m² ... 1771 ft²
Not to scale. Measurements are approximate and for guidance only.



BRI/DME/010525



01308 422092

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



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