

Symonds
& Sampson



School Lane
Wootton Fitzpaine, Bridport

School Lane

Wootton Fitzpaine
Bridport
DT6 6NF

Delightful detached spacious three bedroom house with far reaching views, in a peaceful rural village location.



- Rural location
- Countryside views
- Off-road parking
- Large garden

Guide Price £835,000

Freehold

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THE DWELLING

This Purbeck stone house offers space and flexibility in a peaceful rural location in the village of Wootton Fitzpaine deep in the Dorset countryside. But this property is really all about it's position with lovely country views in all directions.

ACCOMMODATION

A covered porch leads to a wooden front door opening into a hallway. To the left is a bright triple-aspect living room which stretches the full depth of the property and takes in the sun for much of the day. There is a stone fireplace with a wood burner providing a focal point and french doors that lead into the garden to the rear. Across the hallway on the right hand side is a large kitchen with room for a good-sized everyday dining table. The kitchen units are handmade, with handmade beech wooden work surfaces over and freestanding appliances. There is an oil-fired AGA, an induction hob and the floor is laid to tile. Off the kitchen is a formal dining room with wood flooring which overlooks the front garden. Beyond is a snug/craft room which also has wood flooring and has a door to the back garden and a doorway to the right leads to a study/home office with built in shelves and storage. To the left of the snug/craft room is a useful utility room that feeds back into the kitchen. In addition downstairs there is a cloakroom.

Upstairs there are three good bedrooms the principal of which is generously proportioned with fitted wardrobes and an en suite shower room fitted with a double sized shower cubicle. The two remaining bedrooms share a family bathroom fitted with a jacuzzi bath with a shower over.

OUTSIDE

To the front of the property is a large parking area with hard standing for several cars. To the right is a wood store and outside storage shed next to a side gate leading to the back garden. To the front and left of the house is an area laid to lawn with some ornamental trees and mature shrubs that wraps around the house. To the rear a paved patio/seating area to one side which make an ideal outside entertaining area during the summer months. The garden is mainly laid to lawn with some mature trees, shrubs and plants to the edges. To the rear of the garden there is a raised decking platform with steps up to a seating area with wonderful views out across the adjoining countryside.

SITUATION

The property is situated in the rural village of Wootton Fitzpaine, in the Marshwood Vale and only two miles to Charmouth beach that is easily accessible by a scenic walk through the fields to the coast. Wootton Fitzpaine is an active village community, with a village hall and honesty

shop. The larger village of Charmouth is a short distance away, and has a number of good shops, public houses and restaurants to its centre and beaches with opportunities for fossil hunting, bathing and coastal walks. Charmouth lies midway between the former rope-making town of Bridport to the East and the Devon carpet making town of Axminster to the West. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

SERVICES

Mains water and electricity. Cesspit drainage. Oil fired heating.

Broadband - Ultrafast speed available

Mobile - Indoor coverage is mostly limited and outdoor is very good.

<https://checker.ofcom.org.uk/>

Council Tax Band: F (Dorset Council - 01305 251010)
EPC: D

DIRECTIONS

What3words:///caring.lateral.merely

MATERIAL INFORMATION

Cesspit has been emptied in May of 2025.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Area = 2024 sq ft / 188 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1294257



Bridport/DME/16062024REV



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