

An aerial photograph of a two-story stone house with a large, landscaped garden. The house features a gabled roof with dark tiles and a stone chimney. A large glass extension is visible on the side. The garden includes a paved patio area with potted plants, a lawn, and a gravel area with outdoor furniture. In the background, a sandy beach and the sea are visible under a blue sky with scattered clouds.

Symonds
& Sampson

Beach Road
West Bexington, Dorchester

Beach Road

West Bexington
Dorchester
DT2 9DG

Detached four bedroom property sitting in 1.01 acres with wonderful sea views over Lyme Bay, a stones throw from West Bexington beach.

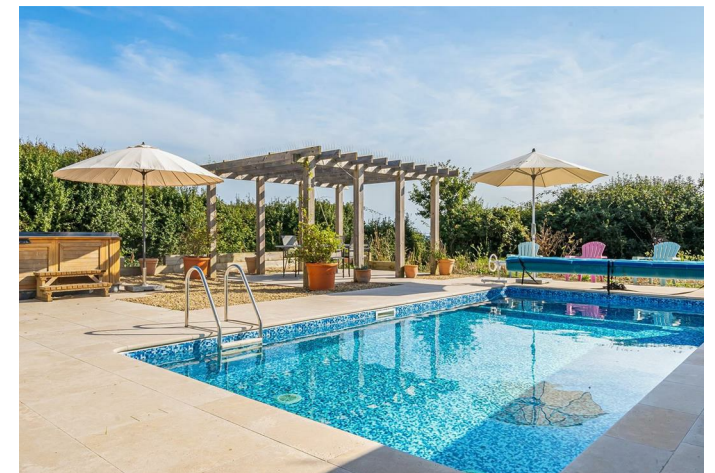


- Far-reaching panoramic sea views over Lyme Bay
 - Huge potential
- A stones throw from the beach
 - Secluded swimming pool
 - Photovoltaic cells
 - Solar hot water heating

Guide Price £850,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This is beach life at its best! The property lies 100m from the beach with sea views both to the east and the west over Lyme Bay with a stylish poolside area behind. Add a property that, subject to obtaining the necessary planning consents, could be substantially extended or remodelled to both the front and rear and you have the perfect seaside retreat.

ACCOMMODATION

On the ground floor, a hallway runs much of the length of the property with the living accommodation on the southside and the sleeping accommodation on the north side. The principal living space has a sitting area focused around a fireplace equipped with a woodburning stove to one end and a dining area to the other, with double doors overlooking the terrace and gardens behind. To one side a door leads into a garden room laid to ceramic tile. To the centre of the property there is a kitchen fitted with a comprehensive range of floor and wall mounted units and cupboards. Beyond the kitchen there are three bedrooms all with built-in wardrobes served by a family bathroom and the principal bedroom by an ensuite shower room. In addition, off the hallway there is a useful utility room and a door through to the integral garage.

On the first floor there is a fourth bedroom that has its own shower room and has the best of the views to the west out to Golden Cap and into Devon. The property has uPVC double glazing, oil fired central heating, photovoltaic cells and solar hot water heating.





OUTSIDE

To the front of the property a gated entrance leads through to a substantial area of driveway laid to tarmac that provides parking for quite a number of cars and access to the garage that is fitted with a roller blind door. The gardens to the rear have in recent years been completely transformed and landscaped to provide an outstanding series of limestone paved entertaining areas. There is a formal area of lawn to the centre providing a blank canvas for the keen gardener. To one side there is a useful timber garden shed and to the end of the garden a gate leads through to a secluded private pool area. It is also laid to limestone with a pool to its centre and to one side a pergola topped seating area besides which there is space for a hot tub. To the other side there is a timber pool house and a shaded sitting area, behind which there is an air source heat pump which heats the swimming

pool. Beyond the pool area there is a very wild area of natural scrub that is a wildlife haven with the whole plot amounting to 1.01 acres.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Photovoltaic cells and solar hot water heating. Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is limited indoors and good outdoors. Dorset Council: 01305 251010. Council Tax Band: E.

SITUATION

West Bexington is a sought-after small coastal village, with a single road leading down to the sea and a cluster of

properties, a hotel, a farm shop and restaurant. There are panoramic views all around Lyme Bay from Portland across to Lyme Regis and beyond. There are unlimited opportunities for walking and cycling in the area and the village also benefits from superfast broadband. Bridport is approximately 6 miles away along the coast road, and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. The county town of Dorchester and the seaside resort of Weymouth are easily reached and have a further selection of shops and amenities. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Yeovil.

DIRECTIONS

What3Words///variety.transmits.reinstate



Energy Efficiency Rating	
How energy efficient is your property?	Current
100-120 kWh/m ² /year - lower running costs	A
81-100 kWh/m ² /year	B
61-80 kWh/m ² /year	C
41-60 kWh/m ² /year	D
21-40 kWh/m ² /year	E
1-20 kWh/m ² /year	F
0-20 kWh/m ² /year - higher running costs	G
Any energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Beach Road, West Bexington, Dorchester, DT2 9DG

APPROX. GROSS INTERNAL FLOOR AREA 1745 SQ FT 162.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Symonds & Sampson REF : 461816



Bridport/SVA/rev200525



01308 422092
 bridport@symondsandsampson.co.uk
 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