

Dodhams Lane

Dodhams Lane, Bridport, Dorset

Dodhams Lane

Bridport
Dorset
DT6 3DY

Four bedroom detached property situated in a popular location with a generous garden and parking.



- Generous double plot
- Flexible accommodation
 - Delightful gardens
- Quiet location close to Bridport
- Countryside walks on the doorstep
 - No chain

Guide Price **£440,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Set in a generous plot tucked away in a private position, this four bedroom property has been thoughtfully reconfigured and improved to create a lovely family home on the edge of Bridport, with wonderful countryside walks off the doorstep. The property has a large garden offering scope for extending subject to any necessary planning consents.

ACCOMMODATION

The property offers flexible accommodation with the main living space being the light and bright kitchen/breakfast room with a playroom adjacent, which could be incorporated into the kitchen area if required. The kitchen is fitted with a range of base units with open shelving, an island providing extra storage with a breakfast bar and space for any necessary appliances. Off here is a conservatory with ample room for a dining table and with doors onto the garden. A contemporary shower room has a useful utility cupboard housing the boiler with space for a washing machine below. On the ground floor there are three further rooms; a home office which would fit a single bed, a living room and a generous double bedroom with built in wardrobes. These are served by a family bathroom.

Upstairs there are two further bedrooms with eaves

storage and Velux windows taking in views over the surrounding countryside.

OUTSIDE

The gardens are a particular feature of the property being a generous size and predominantly laid to lawn with planted borders and benefitting from established plum, pear and apple trees. A paved terrace immediately adjoins the property with a useful shed and a further timber decking area provides a wonderful entertaining space. A path leads down to the parking area by steps with wildflower borders.

SITUATION

The property is situated on the edge of the bustling and vibrant market town of Bridport. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

SERVICES

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

Broadband - Superfast broadband is available.

Mobile - Indoor coverage is mostly limited and outdoor is overall likely.

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

Council Tax Band: C (Dorset Council - 01305 251010)

EPC: D.

DIRECTIONS

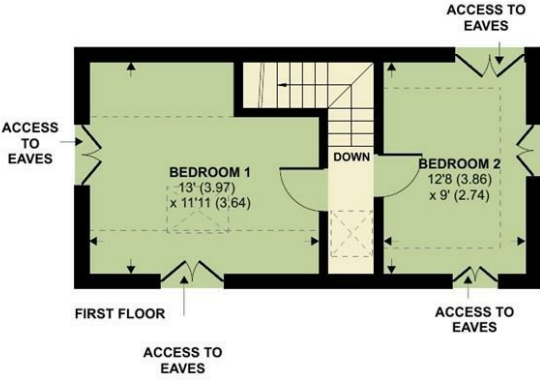
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| Energy Efficiency Rating | | |
|------------------------------------------------|--|--|
| Very energy efficient - lower running costs | | |
| A++ (91-100) | | |
| A+ (81-90) | | |
| A (71-80) | | |
| B (61-70) | | |
| C (51-60) | | |
| D (41-50) | | |
| E (31-40) | | |
| F (21-30) | | |
| G (1-20) | | |
| Very energy inefficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Manderley, Dodhams Lane, Bridport

Approximate Area = 1224 sq ft / 113.7 sq m
 Limited Use Area(s) = 95 sq ft / 8.8 sq m
 Total = 1319 sq ft / 122.5 sq m
 For identification only - Not to scale



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: 1289154



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