



Symonds
& Sampson

Meadow Way
Charmouth, Bridport

Meadow Way

Charmouth
Bridport
DT6 6NS

Stylish four bedroom new build house with eco-credentials a short walk to both Charmouth beach and the shops.



- Contemporary build
 - Private parking
- Charmouth beach nearby
 - EPC rating B
 - Underfloor heating

Guide Range £650,000 - £675,000

Freehold

Bridport Sales
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THE DWELLING

Little Croft was built less than three years ago with all the cost saving properties one would expect and has a 10 year building guarantee starting in 2023. What marks out this house however from many others is it's living spaces and position. The kitchen/living/dining room is of particular note with a beautifully finished contemporary kitchen to one end and an attractive dining area to the other overlooking the rear gardens. However its position is its trump card being just a short walk to Charmouth beach yet within walking distance of two public houses and a number of good shops. The combination is difficult to beat.

ACCOMMODATION

On the ground floor there is a good hallway to the front of the property off which there is a cloakroom with, to one to one side, a door through to the kitchen/dining/living room - the hub of the house. The kitchen is equipped with a comprehensive range of floor and wall mounted units and cupboards with an island unit with Quartz work surfaces over. Integral appliances include an electric oven, a microwave, a gas hob with extractor hood over, a fridge, a freezer and a dishwasher. Above the kitchen area an attractive set of roof lights floods the kitchen area with light while to the other end of the room there is a large dining area with double doors onto the gardens to the side. Off the kitchen area there is a useful utility room. To the

other side of the hallway there is a sitting room that stretches from the front to the rear of the property with an attractive fireplace acting as a focal point equipped with a woodburning stove with a second set of double doors to one end onto the gardens.

Upstairs there are four good bedrooms with the principal bedroom and the landing both vaulted further enhancing the feeling of light and space. The principal bedroom has an ensuite room that is plumbed for but not fitted with an ensuite bathroom. And the three remaining bedroom share a fully tiled contemporary bathroom with both a bath and a shower.

The property has gas fired underfloor heating on both floors, is fully double glazed ,and enormous amounts of built in insulation that give it an B rating on its EPC.

OUTSIDE

To the front of the property there is a large driveway laid to stone providing parking and turning for a number of cars. The rear garden is a good size and is a work in progress but ideal as a blank canvas for the keen gardener.

SITUATION

Charmouth, which has a number of good shops, public houses and cafe to its centre and lies midway between the

former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

DIRECTIONS

What3Words///windows.clays.sheet

SERVICES

Mains water, electric and drainage. Gas heating.

Broadband - Ultrafast broadband available

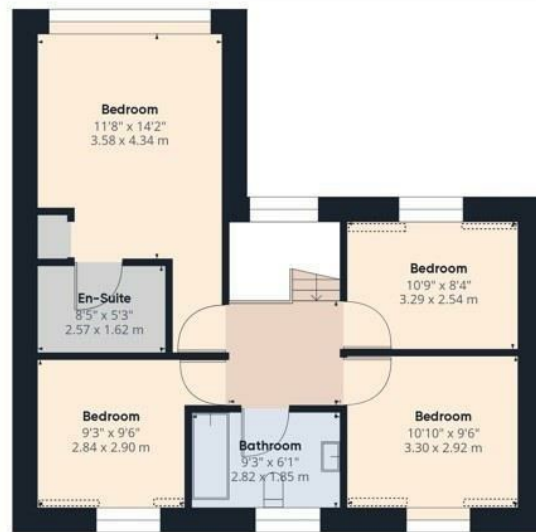
Mobile - Indoor coverage can be limited but outdoors is overall good.

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






Ground Floor



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Bridport/SA/07072025REV



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