



Symonds
& Sampson

Double Common

Charmouth, Bridport, Dorset

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Charmouth
Bridport
Dorset DT6 6PT

A beautifully presented five bedroom detached house situated in the popular coastal village of Charmouth, with sea views, a south facing garden, double garage and parking.



- Substantial five bedroom house
 - Sea views
- Double garage and parking
 - South facing garden

Guide Price **£825,000**

Freehold

Bridport Sales
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THE DWELLING

This very attractive and spacious detached Regency style house was built by the well known local builder CG Fry & Son Ltd circa 1995. Regency style features include part sash style windows, generously proportioned rooms and higher than average ceilings. Under the current ownership since 2005, the house and garden has been subject to a rolling programme of maintenance and renewal and now presents in excellent order throughout. Sea views are enjoyed to many of the first and second floor rooms, and the south facing garden is a private oasis. Add to that a central location in the popular coastal village of Charmouth, away from passing traffic but within easy reach of the beach and local amenities, this house is the full package.

ACCOMMODATION

The spacious accommodation is arranged over three floors, with to the ground floor an open plan kitchen/dining room to one side and living room to the other, both stretching the full depth of the house. The contemporary kitchen is fitted with a comprehensive range of wall and base units with a central island, with integrated appliances including a KitchenAid electric oven and microwave, a gas hob, dishwasher, and a fridge/freezer. There is ample room for a dining table and chairs to one end, with a useful utility room adjacent to the kitchen with space for a washing machine and tumble drier and an integrated microwave. The living room has a focal point of a feature Chesney ornate fireplace equipped with a gas fire, with extensive storage and open shelving built-in to the alcoves. This opens into the conservatory, overlooking the delightful south facing garden. Also to the ground floor is a large entrance hallway, with a downstairs cloakroom.





On the first floor are three bedrooms, two of which are doubles and the third a generous single. The principal bedroom is particularly spacious, running the full depth of the house, and benefits from built-in wardrobes and an ensuite shower room. The other rooms are served by a family bathroom, fitted with a white suite comprising of a bath, wc and sink.

There are two further double bedrooms on the second floor, both with wonderful views towards the sea. The eastern side bedroom benefits from a dual aspect and takes in views towards Stonebarrow Hill to one side and the sea to the other. Also on this floor is a shower room.



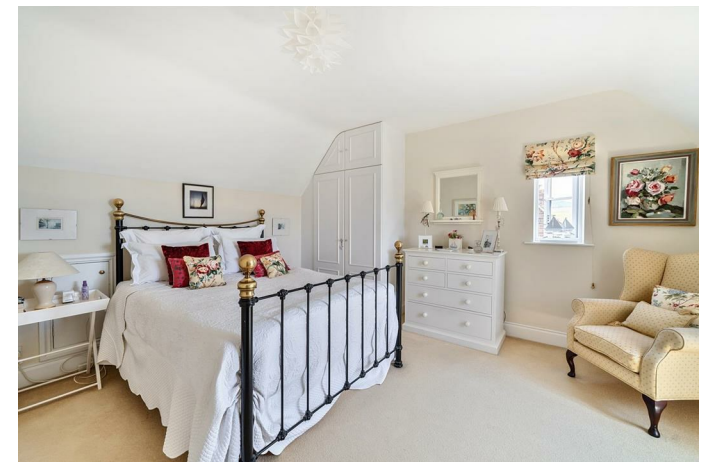
OUTSIDE

The south facing garden is a particular feature of the property, being beautifully landscaped with an abundance of mature plants and shrubs. A decked terrace adjoins the house creating a wonderful private seating area, whilst a Clematis topped pergola pathway leads to the double garage and gated parking. A brick paved circular pathway which is bordered with a variety of plants providing plenty of colour leads to a garden arbour. There is a secret garden behind the garage, an ideal space for entertaining. Wrought iron fences enclose the front of the property,

with a small front garden and to the side, there is a gated driveway and a double garage with an electric door, eaves storage, power and light. Further parking is available to the front on a first come first served basis.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Superfast speed available.
Mobile - Indoor coverage is mostly limited and outdoors is overall likely.



<https://checker.ofcom.org.uk/>
Council Tax Band: G (Dorset Council - 01305 251010)
EPC: C

SITUATION

The property is in the centre of Charmouth, a short walk down to the beach in this charming seaside village. Charmouth 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///landlords.rumble.motel



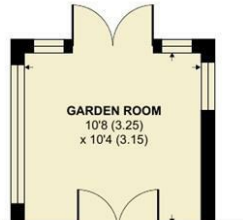
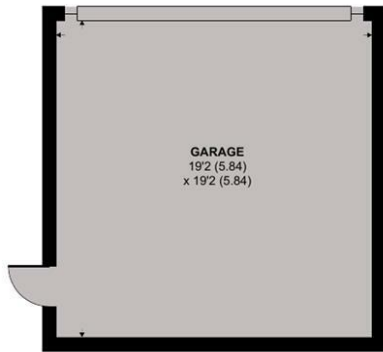
Double Common, Charmouth, Bridport

Approximate Area = 2160 sq ft / 200.6 sq m

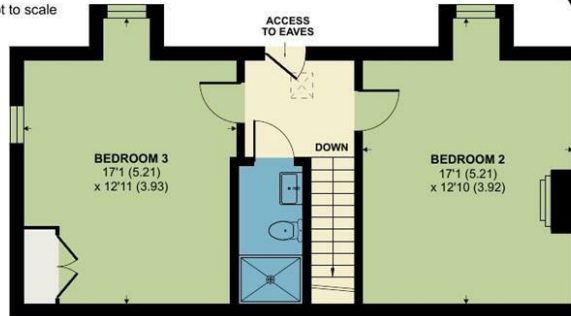
Garage = 366 sq ft / 34 sq m

Total = 2526 sq ft / 234.6 sq m

For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1313944



Energy Efficiency Rating		
Energy efficient - lower energy costs	Current	Potential
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Below 73 (lowest energy costs)		
England & Wales		
EU Directive 2002/91/EC		



Bri/SVA/030725



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