



Higher Street

Bradpole, Bridport, Dorset

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Bradpole
Bridport
Dorset DT6 3HZ

A bespoke four bedroom detached house situated on the outskirts of Bridport adjoining open countryside.



- Newly built property
- Countryside views
- Modern decor throughout
- Garage and off road parking

Guide Price **£800,000**

Freehold

Bridport Sales
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THE DWELLING

Built in 2020 to a high specification, this four bedroom house has the eco-credentials one would expect whilst retaining a traditional feel. Adjoining open countryside, the house benefits from wonderful views and a sense of privacy, yet is a short distance to nearby amenities. Add to that a delightful garden, garage and parking, along with countryside walks on the doorstep, this property is the full package.

ACCOMMODATION

The hub of the home is the open plan kitchen/dining room, with sliding doors out onto the garden, blurring the lines between inside and outside. The contemporary kitchen has been upgraded and improved by the current ownership with a range of wall and base units with a peninsula dividing the room with a breakfast bar to one side. Integrated appliances include an electric double oven and induction hob and dishwasher with space for further appliances. There is ample room for a dining table and chairs to one end, with the sliding doors onto the terrace. There is a tucked away utility room with further cupboards and an integrated under counter freezer, and space for a washing machine and tumble dryer. The living room is to the front, with a modern corner wood burning stove as its focal point.

Off the large entrance hallway there is a study/bedroom with doors onto the garden and a downstairs cloakroom. Much of the downstairs is fitted with engineered wooden flooring providing continuity, and benefits from underfloor heating.

Upstairs, a galleried landing provides access to four bedrooms and floods the house with an abundance of natural light. The principal bedroom is of particular note, being generously proportioned and taking in the wonderful views over the adjoining countryside. This room has an en-suite shower room and bedroom four is adjacent and is currently fitted out as a large dressing room. The other two bedrooms are generous doubles and are served by the family bathroom.





OUTSIDE

The rear garden is a particular feature, adjoining fields with a stream boundary to one side. The garden is predominantly laid to lawn, punctuated with mature shrubs and trees. There are productive fruit trees, along with a fruit cage and raised vegetable beds. There is a useful storage shed which has been divided to create a workshop space with power and light. To the front is a driveway and timber garage with a roller electric door.

SERVICES

Mains electricity, water and drainage. Air source heat



pump.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

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

EPC: B

SITUATION

The property is situated near the village of Bradpole, 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.



DIRECTIONS

What3words:///waltz.pining.progress

MATERIAL INFORMATION

The property was built in 2020. We understand that there is the remainder of a 10-year guarantee on the property.

According to the Government's long-term flood risk assessment, the area surrounding this property is classified as having very low risk of flooding from rivers and sea. The vendors can confirm that in their time of residence that there has been no flooding to the property.

There is planning permission for a 3/4 bedroom detached house to the front of the property. Details can be found on the Dorset Planning Website ref: WD/D/18/000809

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		96
(81-93) B	88	
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Higher Street, Bridport

Approximate Area = 1912 sq ft / 177.6 sq m

Garage = 227 sq ft / 21 sq m

Total = 2139 sq ft / 198.6 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). Produced for Symonds & Sampson. REF: 1318748



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