



## Marshwood, Bridport,

A beautifully presented three double bedroom bungalow set on the edge of the Marshwood Vale. The property features a 26 foot kitchen/family room, double garage and level, well tended gardens in the region of 0.3 acres

Guide Price  
**£590,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Marshwood, Bridport, DT6 5QF

- Beautifully maintained bungalow
  - Three double bedrooms
  - Two modern bathrooms
- Impressive kitchen/ Family room
  - Adjoining utility room
  - Stunning gardens
  - Double garage
  - Long driveway
  - Council tax band E

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122





A beautifully presented three double bedroom bungalow set on the edge of the Marshwood Vale. The property features a 26 foot kitchen/family room, double garage and level, well tended gardens in the region of 0.3 acres.

2 Vale View is a truly superb, detached bungalow offering all the advantages one might think of when looking for single storey living. The property has been extensively remodelled by the current seller since purchasing the bungalow in 2011. This includes the addition of a sizable kitchen and utility extension to the rear elevation. The bungalow has well balanced, spacious accommodation and scope for a potential loft conversion, subject to obtaining the necessary planning consents. To the front elevation is a double glazed entrance porchway with tiled floor and double doors leading through to a central hallway. The main reception room looks out over the front garden and features a bay window. There are three spacious double bedrooms, including a beautiful en suite shower room to the master and family bathroom with a modern white suite. The real hub of this home is the kitchen/family room. Rarely do you find a room of these proportions with single storey living. The kitchen area has a wide range of classic cream fronted units, wooden work surfacing and a variety of integrated appliances. There is ample space for a sizable dining table and an informal seating area to enjoy the viewings out over the garden. The utility room provides further storage and houses the oil fired boiler and a separate WC.

#### Outside

The grounds and gardens of 2 Vale View have also received the same treatment as the property and have been carefully planned for all year round interest. From the roadside is a private driveway which leads to a parking and turning area, along with the double garage. The front garden is mainly laid to lawn with established shrubs and a low wall denoting the front boundary. Outside lighting and side access to the rear garden. This oasis of colour has been well designed with pockets of seasonal colour, perennials and a mature selection of acers, roses and fruit trees. Large patio seating area, summerhouse and vegetable garden with greenhouse and fruit cage.

#### Double garage

Twin up and over doors. Light and power connected.

#### Situation

Marshwood is set on the northern edge of the Marshwood Vale in Dorset and is close to the three counties boarder with Devon and Somerset. The village itself is made up of mainly individual properties, historic houses and farms, with the surrounding countryside proving popular with ramblers, due to its scenic countryside, in an area of Outstanding Natural Beauty. There is picturesque church, primary school, garage and The Bottle Inn (currently closed for renovation after being purchased in 2023). The historic market towns of Axminster (5

miles), Beaminster (7 miles) and Bridport (8 miles) offer an excellent wide variety of local facilities, national and independent retailers and amenities. The Jurassic Coast World Heritage Site and the nearby resort of Lyme Regis boasts its famous Cobb Harbour and sandy beach can be found 7 miles to the south. Axminster and Crewkerne (8 miles) are both located on the mainline Exeter to London Waterloo line.

#### Education

Primary schooling at Marshwood. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include, Chard Prep School, Perrott Hill at Crewkerne, and the Sherborne Schools.

#### Sporting

Racing at Taunton or Exeter. Golf at Bridport or Lyme Regis. Sailing on the coast at Lyme Regis or West Bay. Various sporting clubs and societies within the local towns.

#### Services

Mains electric and water. Private drainage and oil fired central heating.

Fibre broadband is available.

Voice & data mobile coverage is available outdoors, and is subject to your network provider indoors.

Please note that Ofcom.org are yet to update their current records for broadband.

Local authority  
West Dorset District Council

**Agents Note**

We have been advised that 2 Vale View shares a private drainage system with five other properties along the same road. Each residence is responsible for 1/6 of any costs.



## Vale View, Bridport

Approximate Area = 1648 sq ft / 153.1 sq m

Garage = 317 sq ft / 29.4 sq m

Store = 157 sq ft / 14.6 sq m

Total = 2122 sq ft / 197.1 sq m

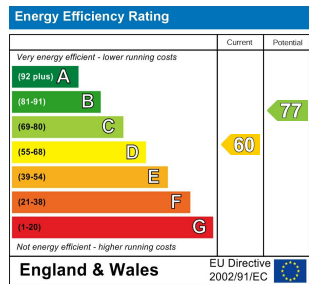
For identification only - Not to scale



GROUND FLOOR

**Directions**

From Axminster town centre proceed southbound on the Lyme Rd until meeting the Raymonds Hill junction on the A35. Turn left and left again along Crewkerne Road signposted Crewkerne and Marshwood. Follow this road for about 4 miles until reaching Marshwood. Continue past Marshwood Primary School where the property can be found after approximately half a mile on your left hand side. Further identified by our for sale board.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1119098



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