



12 Windy Ridge,



# 12 Windy Ridge,

Beaminster, DT8 3SR

Town Centre 0.3 mile. Bridport 6 miles. Jurassic Coast 8 miles.

A very attractive and spacious highly individual detached contemporary bungalow, well located in the highly sought after town of Beaminster

- Very attractive detached bungalow
- Contemporary style accommodation
- Large open plan living/dining room/kitchen
- Private south facing landscaped rear garden
- Close to The Square and local amenities
- Spacious 1412sqft
- High quality contemporary fittings
- Principal bedroom with dressing room and en-suite bathroom
- Double garage and excellent parking
- Freehold. Council Tax Band F

## Offers In Excess Of £595,000

### THE PROPERTY

12 Windy Ridge is a very attractive, much improved and spacious, detached bungalow offering quality, contemporary, accommodation and a private, sunny south facing, landscaped rear garden. It was built in circa 1990 ( originally as 3 bedroom design) by the well known developers, David Wilson Homes, having attractive reconstituted stone elevations with uPVC fascias under a pitched tiled roof.

Under the current ownership since 2009, the bungalow has been subject to extensive refurbishment and alteration to create a very attractive, quality individual, contemporary home with all the latest modern amenities. The extensive work was carried out under architect supervision and by the well known and respected building company Mac Building of Bridport.

The impressive high quality specification includes very high energy efficiency credentials with ground source central heating, PV (with feed-in tariff) and solar panels (for hot water), contemporary aluminium powder coated/solid wood tilt and turn double glazed windows, solid oak French doors and rear utility door, well equipped kitchen with granite worktops, matching island/breakfast bar and comprehensive appliances



Bosch electric induction hob, De Dietrich pop-up extractor hood, electric oven and integrated dishwasher – engineered oak and ceramic tiled flooring, smooth plastered ceilings with downlighters, sky tubes, oak veneered internal doors and attractive well equipped bathroom and shower room fittings.

The generous, cleverly redesigned, layout extends to a very generous floor area and a particular stunning feature is the large open plan through living/dining room/kitchen.

The well presented accommodation extends to – Arched entrance recessed porch, entrance lobby, large open plan living/dining room/kitchen, larder/store room with vaulted ceiling incorporating Velux window, inner hall with pull-down ladder to large extensively boarded attic, principal bedroom suite – bedroom, en-suite bathroom and dressing room, second double bedroom, shower room, utility (accessed off dressing room).

## OUTSIDE

A further feature of the property is the large, level and landscaped plot, enjoying a private sunny south facing rear aspect with views of the playing fields and the surrounding hills.

There is a large brick paved driveway, with electric vehicle charger point inside, giving access to the large attached garage with remote control roller door. To the side, a double gate providing additional parking and generous wide access to the rear garden.

The front garden is attractively landscaped and well stocked. The rear garden is, again, attractively landscaped and featuring a semi-circular timber decking area with LED lights, a wide variety of mature trees and shrubs and a sitting out area.

## SITUATION

The property is very well located in the popular residential area of Windy Ridge, within only some 5-10 minutes' level walking distance to The Square. There is a nearby footpath giving access to open space, the cricket pitch/playing fields and Fleet Street beyond. Beaminster is a delightful town well known for its historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of its size.

There is a thriving local community serviced by the churches, primary and secondary schools, public houses, medical centre, dentists' surgery, popular cafes and restaurants. There are a wealth of local events and activities catering for all tastes.

The immediate area is designated as an Area of Outstanding Natural Beauty (AONB) and the town centre is a Conservation Area.

## SERVICES

Mains electricity, water and drainage. Ground Source central heating. PV and solar panels. EV charger.

## VIEWINGS

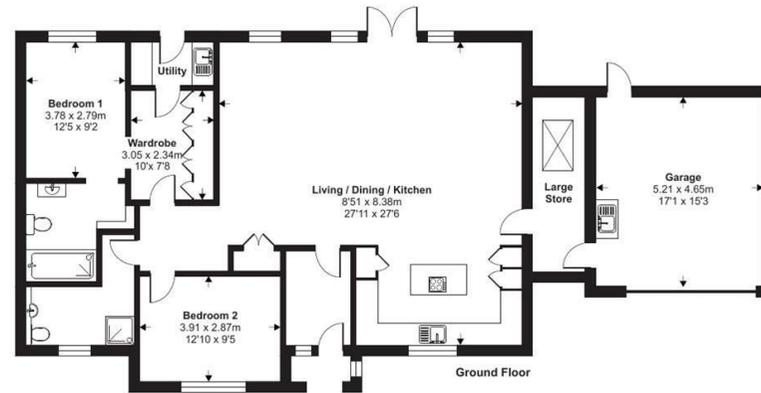
Strictly by appointment through Stags Bridport.

## DIRECTIONS

From Bridport take the A3066 to Beaminster. Continue past The Square into Hogshill Street and at the mini-roundabout take the 2nd exit. Then take the 2nd right into Windy Ridge and No 12 is found towards the end on the right.

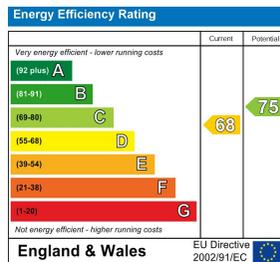


Approximate Area = 1412 sq ft / 131.2 sq m  
 Garage = 268 sq ft / 24.8 sq m  
 Total = 1680 sq ft / 156 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1088110

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London