



1, Church Rise



1, Church Rise

Old Church Road, Bothenhampton, DT6 4BP

1.6 miles to West Bay

Stunning detached house with driveway and garaging in a tucked away location in the sought after village of Bothenhampton

- Four Bedrooms
- Detached House
- Garage and Car port and driveway
- Quiet location
- Immaculate condition
- Low maintenance gardens
- Council tax band E
- Freehold
- Chain Free
- Viewing highly recommended

Guide Price £725,000

SITUATION

The property is situated in the picturesque village of Bothenhampton and within easy reach of a broad range of facilities and Bridport town centre. Within Bothenhampton amenities include an arts and crafts church, village hall and playground and there is a nearby nature reserve giving access to walks across open countryside and to the sea at West Bay.

DESCRIPTION

Built in 2021 in a small development of only 6 individual houses tucked away in a quiet spot at the edge of Bothenhampton. Designed and finished to a very high standard, offering a buyer the option of a turnkey property in a superb location.



ACCOMMODATION

On the ground floor is a stunning spacious sitting room with vaulted ceiling and sky light at one end, a wood burning stove and double doors directly onto the garden. The beautifully designed kitchen incorporates masses of storage space in a sleek design with integrated induction hob, dishwasher and oven. There is ample space for an 8 seater dining table and glass doors to the garden. A utility room next to the kitchen has space and plumbing for a washer and dryer.

On the upper ground floor is the entrance hallway and access to two bedrooms and a family bathroom, on the first floor is an impressive master bedroom with Juliet balcony, ensuite shower room and another bedroom.

Outside is an enclosed, low-maintenance garden laid to lawn with a large terrace area perfect for al fresco dining. There is handy storage behind the double garage which has one open bay for parking (with a car charger) and another with a lockable door. There is further parking for two cars in front of the double garage.

SERVICES

Underfloor heating to ground and upper ground floors, gas fired central heating, mains drainage (see Agents notes) and water.

Full Fibre broadband

VIEWINGS

Strictly via Stags

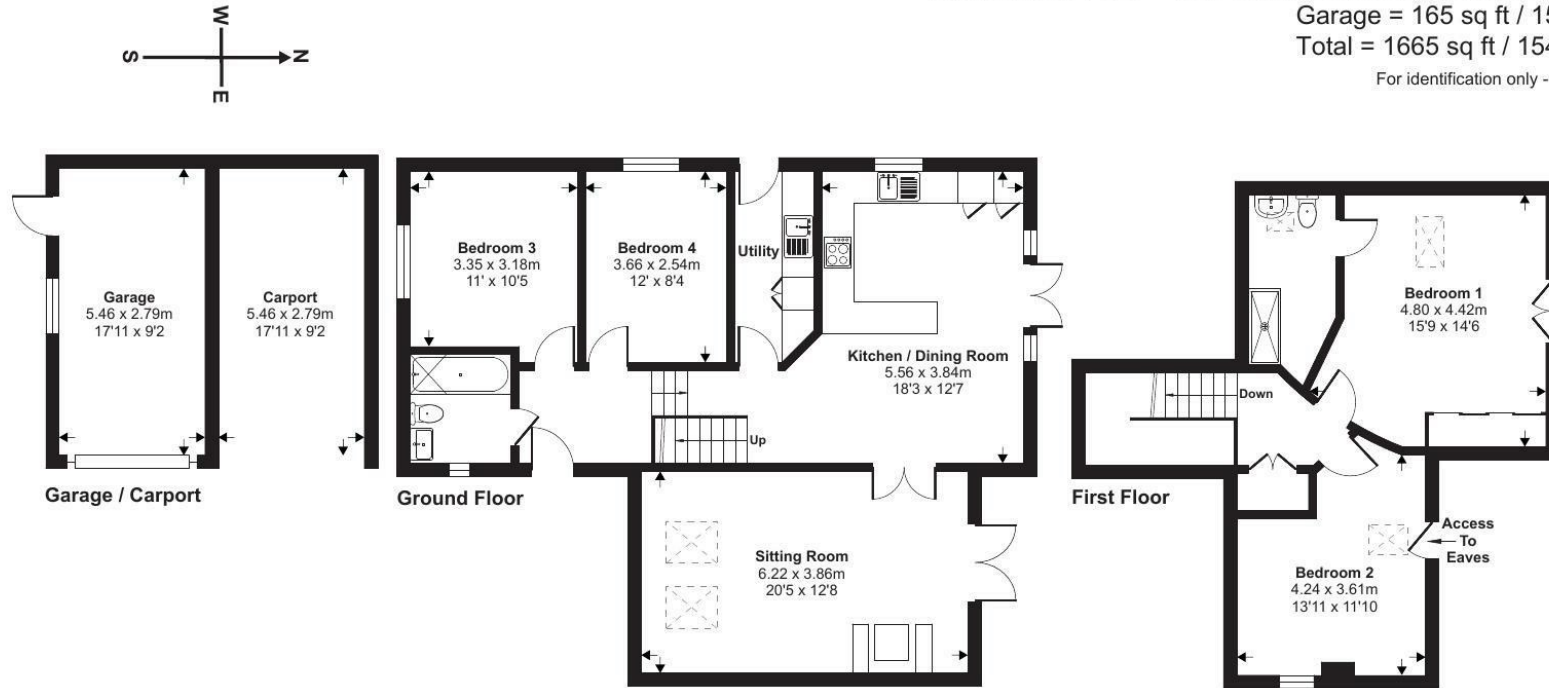
AGENTS NOTE

1: Church Rise is a private development with an annual service charge of £380, to account for any works undertaken to common areas.

2: There is a private sewerage pump connecting the waste to mains drainage which is serviced twice yearly.

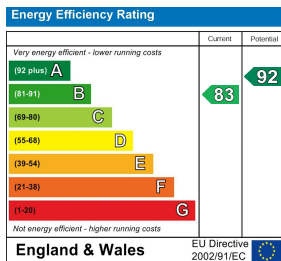


Approximate Area = 1500 sq ft / 139.3 sq m (excludes carport)
 Garage = 165 sq ft / 15.3 sq m
 Total = 1665 sq ft / 154.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Stags. REF: 1079799

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