



3 Rosamond Avenue



# 3 Rosamond Avenue

Bridport, DT6 4LN

Jurassic Coast/Burton Bradstock 2 miles. Bridport 2.5 miles.

A very attractive, well appointed and spacious individual detached chalet style residence, enjoying wonderful country views in the sought after Bride Valley village of Shipton Gorge

- Impressive chalet style home
- Well appointed and presented
- Stunning open plan living/dining/family room/kitchen
- Backing onto fields
- Sought after village close to the coast
- Generous 2000sqft floor area
- 4-5 Bedrooms, 2 bathrooms
- Large principal bedroom with Juliet balcony
- In all about 1/5th acre
- Freehold. Council Tax Band F

Guide Price £725,000

## THE PROPERTY

3 Rosamond Avenue is a very attractive, well appointed and spacious individual detached chalet style home, set in large level gardens backing onto fields with far-reaching country views, peacefully located in the sought after Bride Valley village of Shipton Gorge. It was understood to have been built in circa 1963 by the well known local builder, Rosamond, and subsequently subject to extensive enlargement. The property is traditionally constructed with colour-washed rendered and reconstituted stone-faced elevations.

Under the current ownership since 2016, the property has been subject to extensive alteration and modernisation to a very good standard, to create a very comfortable and spacious home with flexible accommodation and all modern amenities.

The many impressive features include gas-fired central heating, uPVC low maintenance fascias/soffits, uPVC windows and wide bi-folding doors, fully tiled contemporary cloakroom, contemporary well equipped kitchen with solid oak worktops and breakfast bar, Metro tiling, Belling cooker range, cooker hood, integrated fridge/freezer and integrated dishwasher, upgraded en-suite bathroom/shower room and family bathroom (with digital showers), laminate oak LED flooring to the principal rooms, oak veneer internal doors and LED downlighters.



A particular feature and focal point of the property, is the stunning open plan living/family/dining room/kitchen with wide bi-folding doors onto the rear gardens and enjoying the wonderful open country views. A second big feature is the large principal bedroom suite with French doors/Juliet balcony, again taking full advantage of the fantastic views.

The large and versatile accommodation, of about 2,100 sqft, extends to:

Ground floor - Entrance lobby, reception hall, cloakroom, study, living room, large 'L' shaped living/dining/family room/kitchen, utility, two double bedrooms  
First floor - Landing, principal bedroom with en-suite bathroom/shower room with corner shower, fourth double bedroom, fifth single bedroom/office.

## OUTSIDE

The property stands in a good sized level plot of about 1/5th acre, backing onto open fields, providing a wonderful country aspect.

Driveway for two cars leading to the attached garage and there are pedestrian gates to both sides of the property.

The front garden is well screened and down to lawn, together with borders. Very large rear garden with good sized expanse of lawn, full-width adjoining timber decking and adjoining timber decking at the far end, taking advantage of the evening sun, plus low maintenance borders.

## SITUATION

Shipton Gorge is a charming picturesque village within the beautiful Bride Valley and within the Dorset Area of Outstanding Natural Beauty (AONB). The village has won several Dorset 'Best Village' awards in the past. There is an active community with a good range of amenities including a public house, church and village hall, together with playing fields. The very nearby village of Burton Bradstock has excellent facilities including a garage/shop, Post Office, pubs and primary school as well as the beautiful Hive Beach, which forms part of the Jurassic Coast. The thriving market town of Bridport is within only a few miles, with an excellent range of business, leisure and shopping facilities. The A35 provides fast road links to Dorchester, which has a mainline rail service to London Waterloo.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 6Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE (likely) and Three (limited) for voice and data services inside and EE, Three, O2 and Vodafone for voice and data services outside.

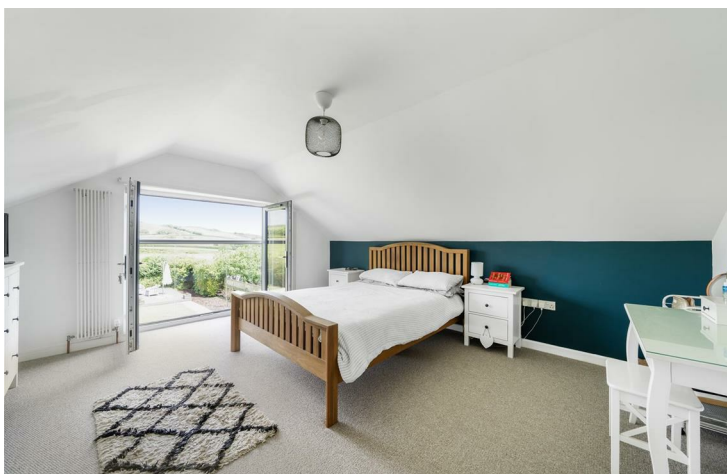
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

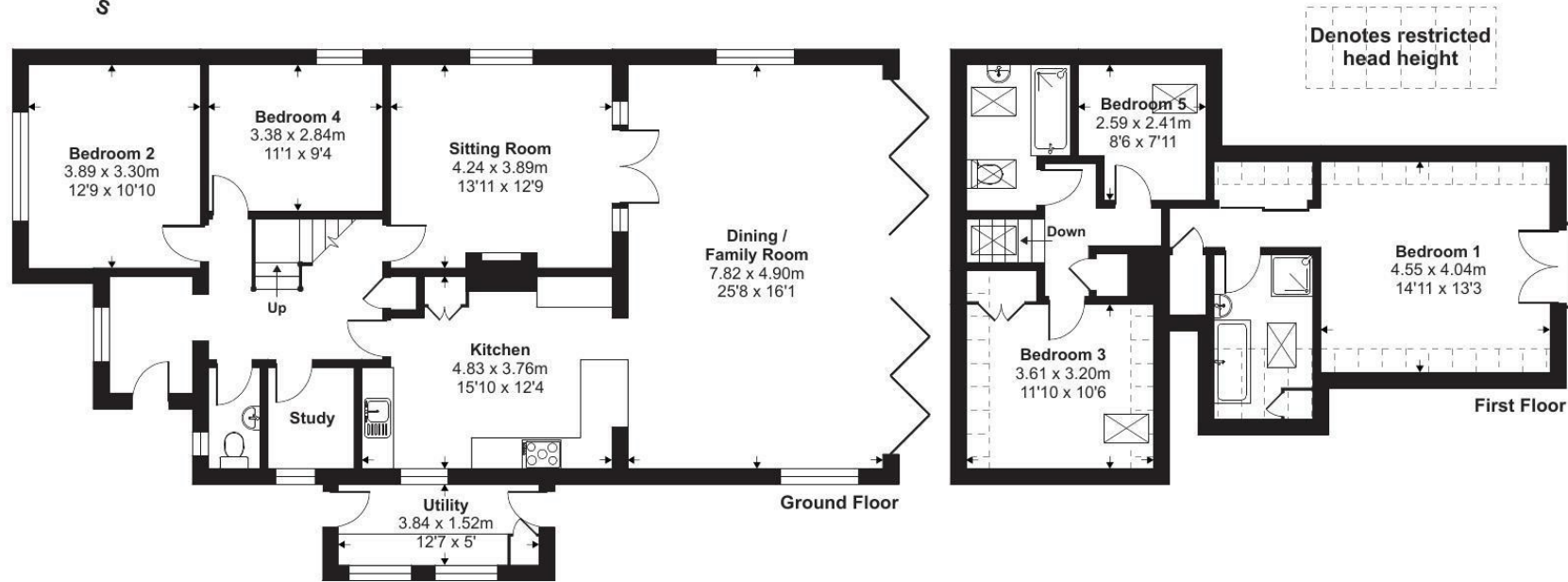
From Bridport go east along the A35 towards Dorchester. After about 2 miles turn right, signed Shipton Gorge and Burton Bradstock. Proceed into the village and take the 1st left into Chapel Street and immediate left into Rosamond Avenue. The property is seen after a short distance on the left.





Approximate Area = 1958 sq ft / 181.9 sq m  
 Limited Use Area(s) = 113 sq ft / 10.5 sq m  
 Total = 2071 sq ft / 192.4 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). ©nitchecom 2024. Produced for Stags. REF: 1137292

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(54-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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