



Seasons Watch



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Shipton Lane, Burton Bradstock, DT6 4NQ

Jurassic Coast 1 mile. Bridport 3 miles. Dorchester 15 miles.

A very impressive individual detached contemporary house with beautiful gardens and stunning views to the sea, in the highly sought after coastal village of Burton Bradstock

- Impressive contemporary home
- Generous 1817sqft
- Full width balcony
- Beautiful landscaped gardens
- Within easy reach of village centre
- Stunning country and sea views
- 4 Bedrooms, 3 bathrooms (3 en-suite)
- 2/3 Reception, kitchen/dining room
- 0.4 acres
- Freehold. Council Tax Band D

Guide Price £950,000

THE PROPERTY

Seasons Watch is a very impressive and well-appointed individual detached contemporary house, set in beautiful gardens and enjoying stunning views to the sea, in the highly desirable coastal village of Burton Bradstock. Under the current ownership since 2008, the property has been subject to extensive alteration, refurbishment and enlargement to create a fine individual home of quality and style. It has attractive and colour-washed elevations under a natural slate roof.

The house was finished to a very high specification with excellent energy efficiency, including PV panels and rainwater harvesting. The EPC has an excellent high 'B' rating.

The many impressive features include gas-fired central heating, uPVC sealed unit windows, uPVC and oak bi-folding doors, two sets of PV panels generating an impressive revenue plus energy saving, quality kitchen with granite worktops and comprehensive appliances – gas hob, cooker hood, electric oven, microwave and integrated dishwasher - contemporary bathroom and shower room fittings, water softener, oak joinery, oak veneer doors and oak/glazed staircase, open fireplace with a multi-fuel stove, living room with wood burner, chrome and glazed balcony, extensive landscaping and oak-framed garage plus workshop.

The property offers very well presented accommodation with a generous net floor area of around 2178sqft and all of the principal rooms enjoy the wonderful views across the Bride Valley and over the village to the sea. It enjoys probably some of the best coastal views in Burton Bradstock.



Interesting design details include a porthole window, oak/glass sided staircase with LED lights and the chrome/glazed full width balcony.

Ground floor – Pillared porch, garden room/reception with bi folding doors, kitchen/dining room with cloaks cupboard, utility, cloakroom, rear lobby/boot room, 4th bedroom/snug, bedroom 3 with en-suite shower room.

First floor - Living room, with wood burner and oak bi-folding doors, large full-width balcony, bedroom 1 with extensive bedroom furniture, oak bi-folding doors to balcony and en-suite bathroom/shower room, bedroom 2 with built-in wardrobes and en-suite shower room.

OUTSIDE

In total, the generous sized plot extends to 0.4 acres and benefits from beautiful quality landscaping.

The property is set well back with a long tarmac/paved driveway with 5-bar gate.

To the front is a large gravelled parking area with lawn, flowerbeds and a brick paved terrace.

At the rear is an oak-framed outbuilding comprising a wide garage with electric roller door and adjoining workshop.

The lovely rear gardens are cleverly designed, laid out and very well stocked, being terraced over various levels. There are extensive areas of lawns, raised beds, fruit cage, wild flower area and a whole variety of fruit trees including apple, plum, pear and cherry. At the far end is a summerhouse with sink, timber decking, power, light and water, taking full advantage of the wonderful stunning views over the Bride Valley and over the village to the sea.

Adjoining the house and the garage are paved sheltered terraces, taking advantage of the sun throughout the day and evening.

SITUATION

Seasons Watch occupies a lovely elevated setting with far-reaching village, country and sea views. Burton Bradstock lies on the coast and is considered to be one of the most sought after and attractive villages in West Dorset. It is a conservation village and the picturesque centre consists largely of stone and thatched cottages, for which the area is particularly well known. The excellent amenities include a shop/garage, Post Office, library, public houses, church, village hall, primary school and bus service. There is also the very popular Hive Beach, which forms part of the stunning Jurassic Coast. The immediate locality is designated as an Area of Outstanding Natural Beauty (AONB) and much of the coastline is either owned or controlled by the National Trust. There are nearby footpaths giving easy access to open countryside, down to the beach and to clifftops. The thriving historic market town of Bridport and the coastal resort of West Bay, with its 18-hole golf course, are both within easy reach and the stunning coastal road is also nearby giving easy access to the larger towns of Dorchester and Weymouth, both with mainline rail services to London

SERVICES

All mains services. Gas-fired central heating. PV panels.

Broadband - Standard up to 28Mbps

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

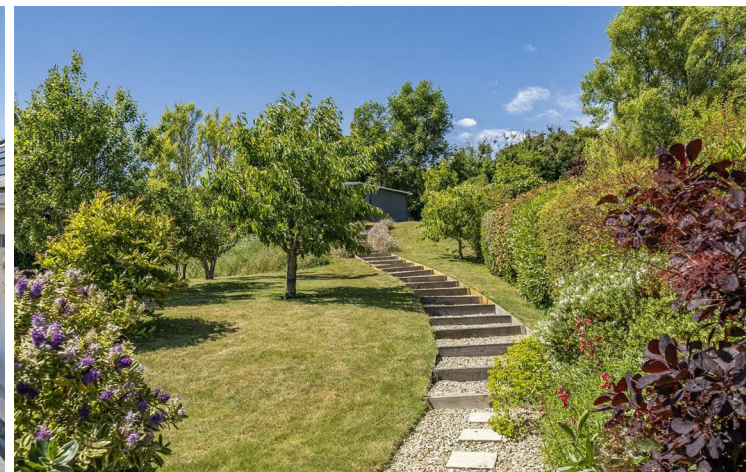
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

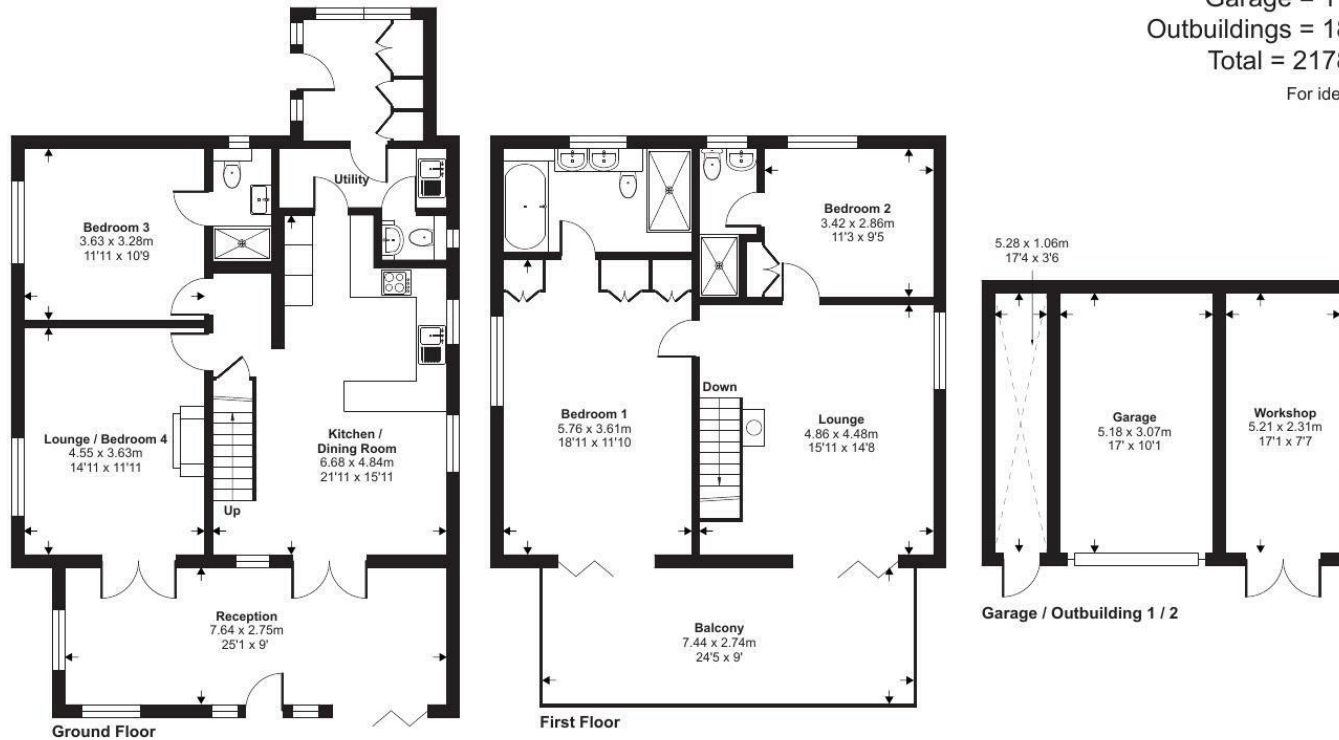
DIRECTIONS

From Bridport follow the B3157 coast road towards Weymouth and on entering Burton Bradstock turn left by the Anchor Inn. Continue up Shipton Lane, turn left by the red post box and Seasons Watch will be seen on the right (look out for the Stags For Sale board).



Approximate Area = 1817 sq ft / 168.8 sq m
 Garage = 172 sq ft / 15.9 sq m
 Outbuildings = 189 sq ft / 17.5 sq m
 Total = 2178 sq ft / 202.2 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). ©nitchcom 2024. Produced for Stags. REF: 1149591

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		91	93
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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