



Rosevine



Rosevine

Church Street, Puncknowle, Dorchester DT2 9BP

Chesil Beach 2 miles. Burton Bradstock 3 miles. Bridport 6 miles.

A very attractive detached bungalow in large secluded gardens backing onto fields, in a popular Bride Valley village, close to the Jurassic Coast.

- Spacious 1,236sqft
- 3 Bedrooms
- Well equipped modern kitchen/dining room
- Large south-facing gardens
- Lovely Bride Valley village
- Country views
- Modern bathroom/shower room
- Large store/former garage (potential additional accommodation)
- In all just under one-fifth acre
- Freehold. Council Tax Band D

Guide Price £460,000

THE PROPERTY

Rosevine is a very attractive detached bungalow (garage linked) backing onto fields with country views, in this highly sought after Bride Valley village, close to the sea. It was built in circa 1965 by the well known local builder, Rosamond, with natural stone elevations. Under the current ownership for some thirty years, the property has been subject to a whole number of improvements.

Modern amenities include oil-fired central heating with a modern boiler, uPVC windows/doors, modern well equipped kitchen with electric oven, electric hob and integrated fridge/freezer, modern bathroom/shower room with separate shower and uPVC conservatory.

The accommodation is well presented and good sized with features including a natural stone open fireplace and wood block flooring to the hall and living room. The former garage has been extended and part converted, although requires completion (potential for a whole range of uses to include additional accommodation/studio/home office or easily adapted back to a garage/workshop). The bungalow also offers excellent enlargement potential (as undertaken by similar neighbouring properties).

A further feature are the extensive gardens, in total of just under one-fifth of an acre, being well stocked, secluded and south-facing to the rear, backing onto fields, with lovely views.

The property is offered with the benefit of no forward chain.



OUTSIDE

The bungalow is set well back and screened, being approached through a five-bar gate onto a driveway with turning and parking area.

Large store/former garage (as described earlier).

Well stocked front gardens with areas of lawn, shrubs and specimen trees, side pedestrian access. Attractive and, again, well stocked rear garden, south-facing, with lovely open country views, with large expanses of lawn, mature shrub and flower borders, specimen trees, paved terrace, greenhouse and recently built concrete block storage shed.

SITUATION

Rosevine is pleasantly located on the western side of the village centre and close to a public footpath giving early access to open fields and down onto the coast. Puncknowle is an attractive village in a beautiful area known as The Bride Valley. The village has a thriving community and amenities include a thatched pub, church and village hall. Bus services are available in the neighbouring village/coastal road in Swyre. The nearby village of Litton Cheney has a popular primary school, whilst the coastal villages of Burton Bradstock and Abbotsbury are both within only a few miles, with a shop.

The area is designated as an Area of Outstanding Natural Beauty (AONB) and the World Heritage coastline/Chesil Beach is very nearby at West Bexington. The thriving, historic, town of Bridport offers excellent amenities, a twice weekly market and a leisure centre. There is a golf course at the coastal resort of West Bay. Dorchester and Weymouth are both about 12 miles, with rail services to London.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

Broadband - Standard up to 3Mbps and Superfast up to 31Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and 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 take the B3157 coastal road towards Weymouth. Proceed through Burton Bradstock and onto Swyre. Turn left, signed Puncknowle. On passing the village sign, Rosevine is about 0.2 miles on the right (some 0.2 miles before the church/pub).

AGENTS NOTES

The property was taken on by the Associate Partner Martin Bowen-Ashwin who has lived in Puncknowle for 30 years and he would be very happy to talk to interested buyers about the property and the village.

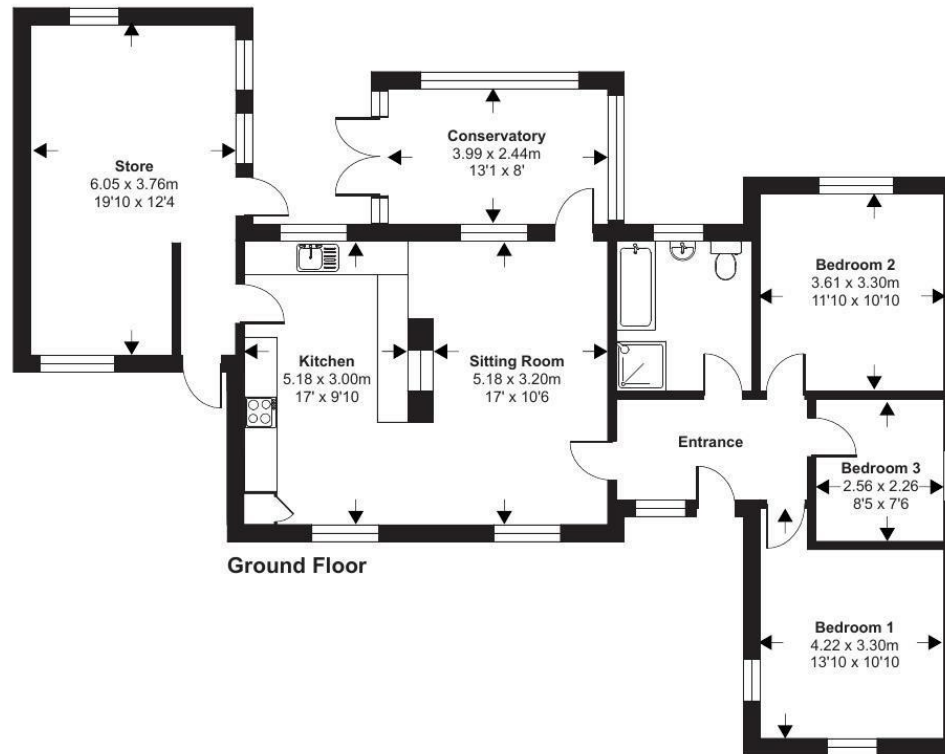
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Approximate Area = 1236 sq ft / 114.8 sq m

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: 1188907

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(54-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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