



24 Frys Close



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Portesham, DT3 4LQ

Chesil Beach 3 miles. Dorchester 8 miles. Bridport 11 miles.

An attractive and well presented detached house in a sought after picturesque village benefiting from hill views in all bedrooms.

- L shaped lounge/diner
- Well equipped kitchen
- Cloakroom and study
- Southwest facing rear garden
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Fully double glazed
- Cavity wall insulation
- Garage and driveway parking

Guide Price £395,000

THE PROPERTY

24 Frys Close is an attractive detached house pleasantly located in the sought after popular Anglo Saxon village of Portesham which celebrated its millennium in 2024. It was understood to have been built in the 1980s, having attractive reconstituted stone with brick details. Under the current ownership since 2011, it has been subject to a whole number of improvements and is beautifully presented.

Many excellent features include LPG gas central heating with updated boiler, uPVC sealed unit windows/doors. Well equipped kitchen with Hotpoint electric oven, electric ceramic hob and Hoover cooker hood. Lounge with decorative coal effect fire (not connected).

Attractive family bathroom and en-suite shower room both with vanity units for storage. Bedroom 2 with numerous built in wardrobes.

The well presented and spacious accommodation enjoys a sunny southwest facing rear aspect with distant country views. There is excellent potential for a single storey rear extension ie garden room.



Briefly, the accommodation extends to:

Ground floor - Entrance lobby, cloakroom, hall, large 'L' shaped living/dining room, study, kitchen

First floor - Landing, principal bedroom with en-suite shower room, 2 further bedrooms, family bathroom.

OUTSIDE

Good sized tarmac driveway leading to attached garage with extensive roof storage.

The front garden is well screened behind high hedges and designed for ease of maintenance with pea shingle, well stocked raised flower/shrub beds and palm tree. The rear garden is a further feature, enjoying a sunny southwest facing aspect and is very well stocked. Large adjoining full width paved terrace, lawn, flower and shrub beds plus flowering cherry tree.

SITUATION

The property enjoys a peaceful and tucked away setting within the village of Portesham, which rates highly amongst the many desirable villages in the West Dorset Area of Outstanding Natural Beauty (AONB). Within the village excellent amenities include a farm shop/cafe, public house, doctor's surgery, primary school, village hall and church with an active and friendly community, as well as many interesting and unusual features such as the green, telephone box on the village green and a duck pond. The village enjoys close proximity to Chesil Beach and The Fleet, with many fantastic walks through the surrounding countryside and nearby coastline. There is also a bus service to Bridport and Weymouth providing broad variety of facilities. Dorchester and Weymouth both have mainline rail services to London.

SERVICES

Mains electricity and water. LPG central heating.

VIEWINGS

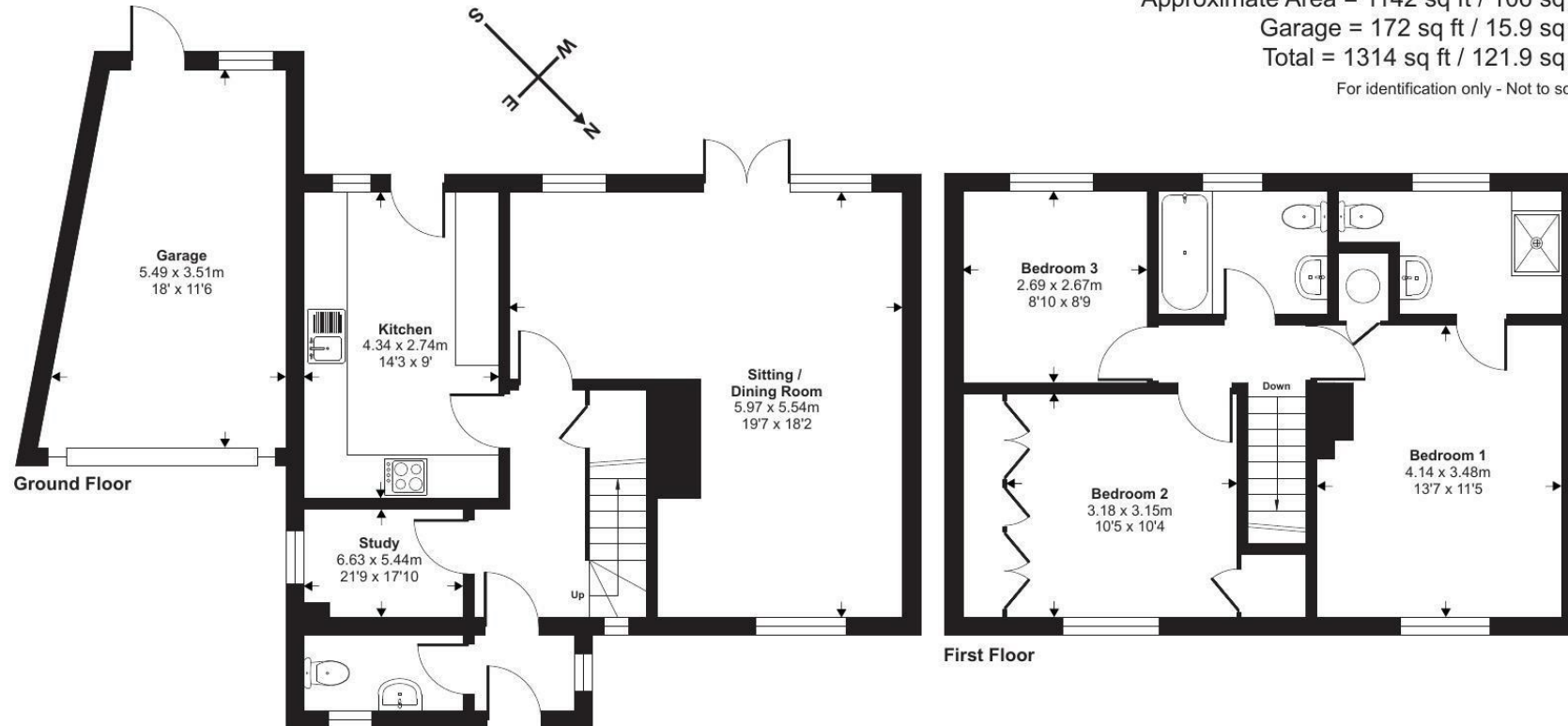
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the B3157 coastal road towards Weymouth and continue on this road to Portesham. Once in the village take the 2nd left into Frys Close and proceed to the top. Bear right and the property is found shortly on the right.



Approximate Area = 1142 sq ft / 106 sq m
 Garage = 172 sq ft / 15.9 sq m
 Total = 1314 sq ft / 121.9 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: 1190789

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		36	47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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