



Little Winford, Mill Lane











# Little Winford, Mill Lane

Chideock, Bridport, Dorset, DT6 6JS

Wonderful detached house in attractive grounds just a short walk to the sea.

- Modern House in older style
- Two bathrooms and WC
- Two further receptions
- CLOSE TO THE SEA
- Freehold
- Four bedrooms
- Kitchen and utility
- Double garage and driveway
- EPC C CTB F
- No forward chain

Guide Price £750,000

## Stags Bridport

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## ACCOMMODATION

A stunning example of a contemporary house built using modern construction methods but in an older style offering a buyer the ease of a newer house with all the charm of a period property.

The property was built by renowned local builder CG Fry in 1990 and offers four bedrooms, two bathrooms and a WC, a large kitchen dining room with separate utility, separate dining room and sitting room with wood burning stove.

Offered to the market in excellent condition and ready to move into. Being just a short walk to the sea is a huge benefit to those wanting a coastal setting and a slower pace of life.

## SITUATION

This most charming village is close to the beaches and sea at Seatown with facilities including two pubs, a shop/post office, churches and village hall. The area is designated as one of Outstanding Natural Beauty and is close to National Trust land with spectacular cliff and coastal walks along the World Heritage Site Jurassic Coast.

Plenty of year-round arts, crafts and cultural events are held in Lyme Regis and Bridport, and regular bus services operate from the village to both towns, with a bus stop just a short walk from the property.

## OUTSIDE

Of note are the beautiful grounds in which Little Winford sits being predominantly lawned and bordered by established trees and shrubs with well planted areas to enjoy the emergence of daffodils and bluebells in the Spring whilst the mature trees which border the house offer shaded spots to sit under in the summer months.

There is a gravelled terrace area for outdoor dining and a large driveway leading to a detached double garage for ample parking.







### SERVICES

Gas fired central heating, mains water and drainage. Double glazing to front windows and triple glazing at the rear.

The property is alarmed

The front of the property was rethatched about 5 years ago to include the ridge. The rear half of the thatch was replaced roughly 10 years ago.

### VIEWINGS

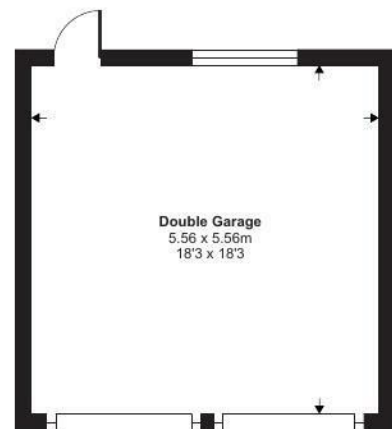
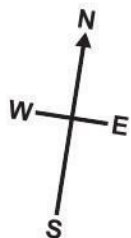
Please contact Stags Bridport to arrange an accompanied viewing.

### DIRECTIONS

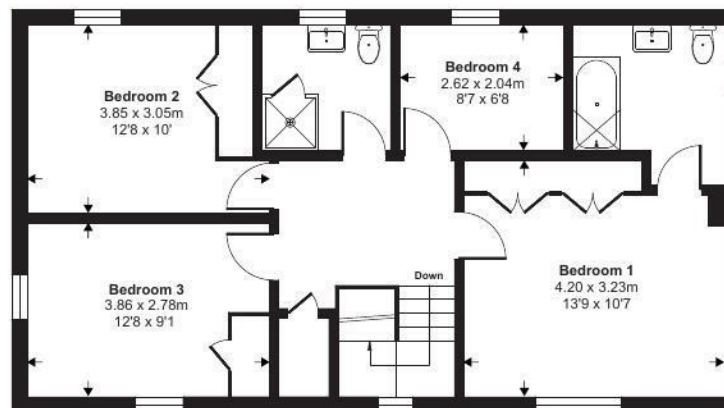
Once on Mill Lane the property is third entrance on your left hand side.



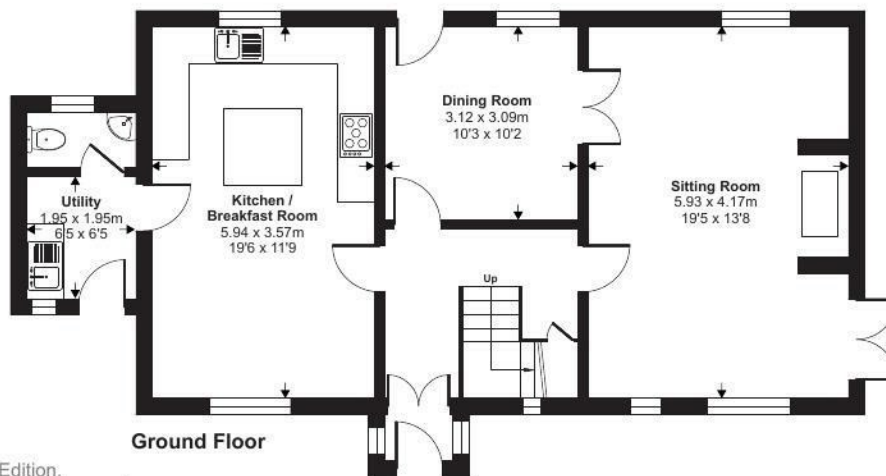




Garage



First Floor



Ground Floor

Approximate Area = 1500 sq ft / 139.3 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 1833 sq ft / 170.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1248222



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 70      | 73        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |







