



Symonds
& Sampson

Saxon Lodge

Lower Sea Lane, Charmouth, Bridport

Saxon Lodge

Lower Sea Lane
Charmouth
Bridport
Dorset DT6 6LR

Substantial detached three bedroom house close to the beach, with sea views and a wealth of accommodation.



- Spacious accommodation
- Opportunity for modernisation
- Coastal setting and views
- Garage and off road parking for number of cars

Guide Price **£650,000**

Freehold

Bridport Sales
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THE PROPERTY

Saxon Lodge is all about both its position and accommodation. The property sits just five minutes walk from the famous fossil beach at Charmouth, with an elevated position that affords it lovely views out onto Lyme Bay itself. While the property was clearly built to a high specification in the 1980s, it is now in need of some updating, but the cost of any refurbishment will be more than reflected in the result primarily because of its position.

ACCOMMODATION

The ground floor sitting room sits to the front of the property with a bay window taking in the views to one side, the focal point of a fireplace to the centre and an archway through to a formal dining room to the other side. The formal dining room overlooks the gardens to the rear with a doorway through to the kitchen/breakfast room. The kitchen/breakfast room can be divided into two, with a fully fitted kitchen to one end and a dining area to the other with a useful back hallway to one side. On the other side of the hallway there is the principal bedroom that takes in the views, with a large built-in wardrobe and an ensuite bathroom.

Upstairs there are two further bedrooms, one with an ensuite bathroom and the other bedroom having use of the family bathroom.

Downstairs on the lower ground level there is an integral garage equipped with an electric remotely operated door, behind which there is a workshop. The property has gas fired central heating and UPVC double glazing.

OUTSIDE

To the front of the property, a driveway laid to tarmac leads up to the front of the property where there is plenty of parking for a number of cars and access to the right hand side to the integral garage. Steps lead up to a raised terrace laid to paving and lawn that provides an excellent outside entertaining area during the summer months looking out over the bay. Immediately to the rear of the property there are two further areas of paved terrace, while on the right hand side of the property there is a less formal area of lawn punctuated by a number of mature ornamental trees.

SITUATION

The property close to the beach in the charming seaside village of Charmouth, which has a number of good shops, public houses and restaurants to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline

stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

DIRECTIONS

What3words:///forks.dwarf.centrally

SERVICES

Mains water, drainage and electricity. Gas central heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: C

LOCAL AUTHORITY

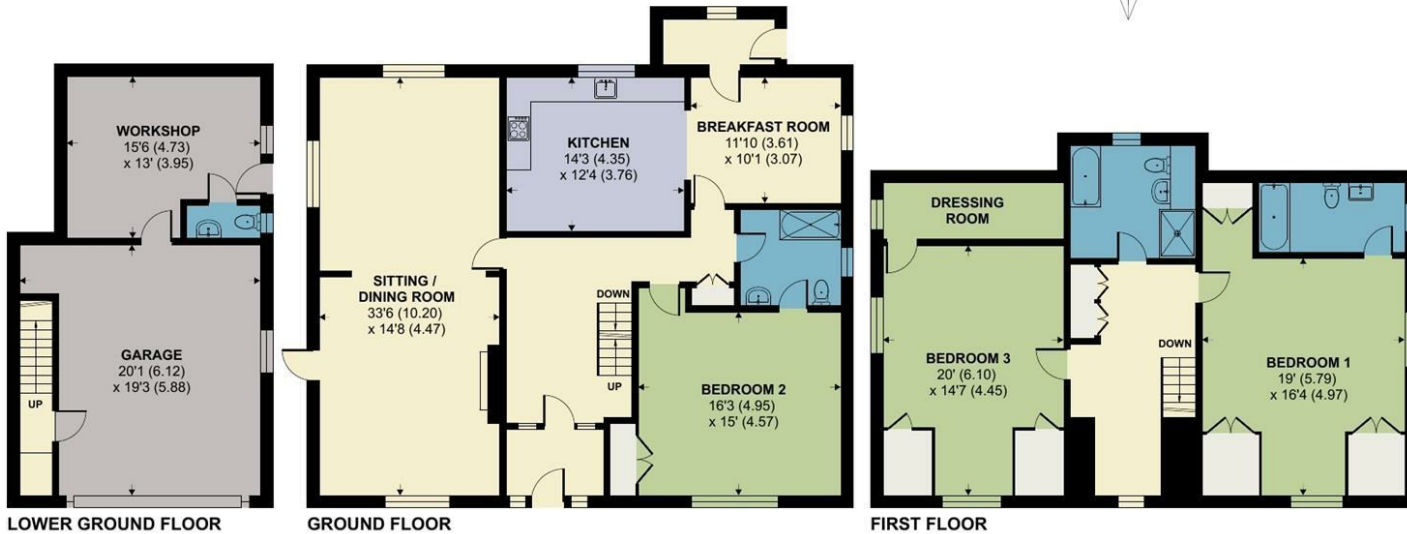
Dorset Council - 01305 251010
Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)			
A	73	79	
B			
C			
D			
E			
F			
G			
Minimum energy efficient rating (lower costs)			
England & Wales			
EU Directive 2002/91/EC			

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Approximate Area = 2520 sq ft / 234.1 sq m
 Garage = 546 sq ft / 50.7 sq m
 Total = 3066 sq ft / 284.8 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1454900



Bridport/SVA/19052026



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