

Symonds  
& Sampson



# Lauderdale

Brook Street, Shipton Gorge, Bridport, Dorset

# Lauderdale

Brook Street  
Shipton Gorge  
Bridport  
Dorset DT6 4NA

Two bedroom semi-detached bungalow situated in the popular village of Shipton Gorge.



- Idyllic village location
- Views towards church and surrounding hills
- Garage and workshop
- Countryside walks
- No onward chain

Guide Price **£350,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## INTRODUCTION

This property is all about its position. The bungalow is situated in the heart of the peaceful village of Shipton Gorge, with a popular village pub and countryside walks on the doorstep. Given its proximity to Burton Bradstock and Bridport, this property provides the perfect compromise between country, coastal and town living.

## THE PROPERTY

The accommodation is conventionally arranged around a spacious entrance hall, with the kitchen and living room to the rear overlooking the garden. The kitchen is fitted with a range of wall and floor mounted units with space for the essential appliances and a breakfast table. The living room is generously proportioned with a focal point of a fireplace equipped with a coal affect electric fire. A door to the end of the sitting room leads to a spacious conservatory overlooking the garden. There are two double bedrooms, the principal of which has extensive built-in wardrobes, both served by a family shower room.

## OUTSIDE

To the front of the property is a gravel driveway with

parking for three cars, leading to the garage with a workshop area behind. A covered walkway separates the garage from the kitchen, and leads to the rear garden. The rear garden has been thoughtfully landscaped, with a raised paved terrace ideal for al fresco dining. Steps lead up to an area of lawn with established planted borders, and a further sitting area taking in the views over the village to the church and surrounding hills.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

Dorset Council 01305 251010.

Council Tax Band D.

## SITUATION

The property lies in the heart of the popular village of Shipton Gorge, which is part of the Bride Valley villages.

The village has an active community with pub, church, village hall, village society, walking group etc. Shipton

Gorge is just a couple of miles from the World Heritage Site Jurassic coastline and beaches at Burton Bradstock and West Bay. Nearby Bridport has a history of rope-making and offers a variety of independent shops, supermarkets, public houses and restaurants, conveniently placed for Dorchester and Weymouth to the east and Axminster to the west, transport links are good along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

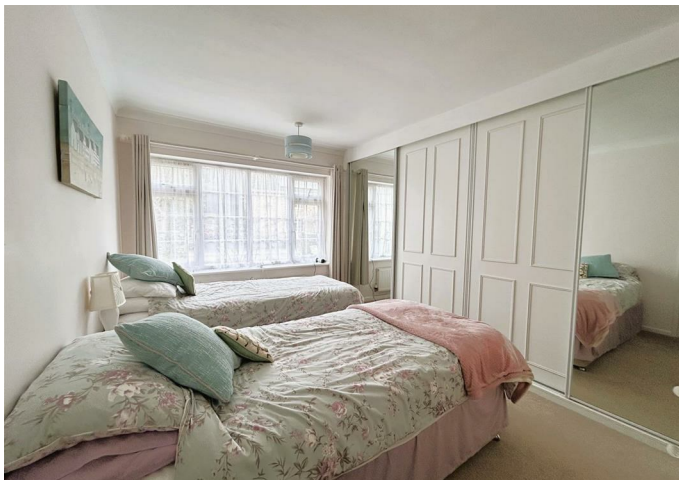
## DIRECTIONS

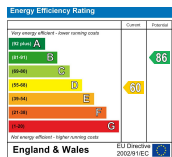
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## MATERIAL INFORMATION

There is a right of way over the neighbouring driveway to access the property.

Some furniture and white goods may be available by separate negotiation.





Bri/SVA/120226



01308 422092

bridport@symondsandsampson.co.uk  
Symonds & Sampson LLP  
23, South Street,  
Bridport, Dorset DT6 3NU



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