

Kemerton







Kemerton, Shipton Lane

Burton Bradstock, Bridport, , DT6 4NQ

Hive Beach 1 mile. Bridport 3 miles. Dorchester 15 miles.

OPEN GUIDE PRICE: £725,000 - £750,000

An attractive and well presented individual detached bungalow set in well stocked gardens and enjoying lovely far-reaching views to the sea, in the picturesque and popular coastal village of Burton Bradstock

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- Attractive much improved individual home
- 3 Double bedrooms, 2 bathrooms (1 en-suite)
- Kitchen/dining room, utility, cloakroom
- In all about 0.28 acre
- Easy reach of the village centre and Hive Beach
- Very spacious 1562sqft
- Large living room with wood burner
- Garage, large driveway, lovely well established gardens
- Beautiful views over the Bride Valley and to the sea
- Freehold. Council Tax Band E

Guide Price £725,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

THE PROPERTY

Kemerton is a very attractive, individual detached bungalow, enjoying a superb elevated position with lovely views over the surrounding countryside and village towards the sea. It was built for the last owners in 1973 and under the current ownership since 2015 the bungalow has been subject to comprehensive enlargement, alteration and refurbishment, together with extensive external landscaping, to a very high standard. The bungalow has natural stone and colour-washed rendered elevations with low maintenance PVC fascias/soffits.

The accommodation is very light, well proportioned and well presented with many of the rooms taking advantage of the outstanding views.

The many excellent features include gas-fired central heating with a combi boiler, uPVC sealed unit windows/doors, well equipped modern kitchen with contemporary units and appliances (Smeg slot-in gas cooker/electric oven and AEG cooker hood), plus plumbing for dishwasher, attractive modern cloakroom, bathroom and shower room fittings, water softener and built-in wardrobes to the principal bedroom.

The well planned accommodation comprises – Large pillared stone porch, reception hall with comprehensive range of cupboards and pull-down ladder to large attic, cloakroom featuring sky tube, living room with wood burner and French doors to adjoining terrace, kitchen/dining room, utility, principal bedroom with fully tiled en-suite shower room, two further double bedrooms, fully tiled bathroom/shower room with large separate walk-in shower with mains mixer.

OUTSIDE

Kemerton is set well back from the lane and approached onto a large tarmac driveway with turning and parking area leading to the attached garage with remote control roller door.

The front gardens are good sized and well screened, being down to lawn together with a whole range of shrubs and large adjoining paved terrace. Pedestrian access with gates to both sides. The rear garden is, again, good sized and enjoys the views across the Bride Valley and Burton Bradstock to the sea beyond. Attractively laid out and very well stocked with good privacy. Immediately adjoining is a raised paved terrace with steps down to large expanses of lawn interspersed with a wide variety of trees and shrubs wood store.













SITUATION

Kemerton is well situated, backing onto fields in the popular area of Shipton Lane, within easy reach of the village centre, open countryside and Hive Beach. Burton Bradstock lies on the coast and is considered to be one of the most sought after villages in West Dorset. It is a conservation village and the picturesque centre consists largely of stone and thatched cottages, for which the area is particularly well known. The excellent above average amenities include a shop/garage, Post Office, library, public houses, church, village hall, primary school and bus services. There is also the very popular and well known Hive Beach, which forms part of the stunning Jurassic Coast. The immediate locality is designated as one of outstanding natural beauty (AONB) and much of the coastline is either owned or controlled by the National Trust. There are nearby footpaths giving easy access to open countryside, down to the village, beach and to the clifftops.

The thriving historic market town of Bridport and the coastal resort of West Bay, with its 18-hole golf course, are both within easy reach. The stunning coastal road is also nearby, giving easy access to the larger towns of Dorchester and Weymouth, both with mainline rail services to London.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 30Mbps.
Mobile phone service providers available is Three for voice and data services inside and outside and EE, O2 and Vodafone for voice and data services 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).

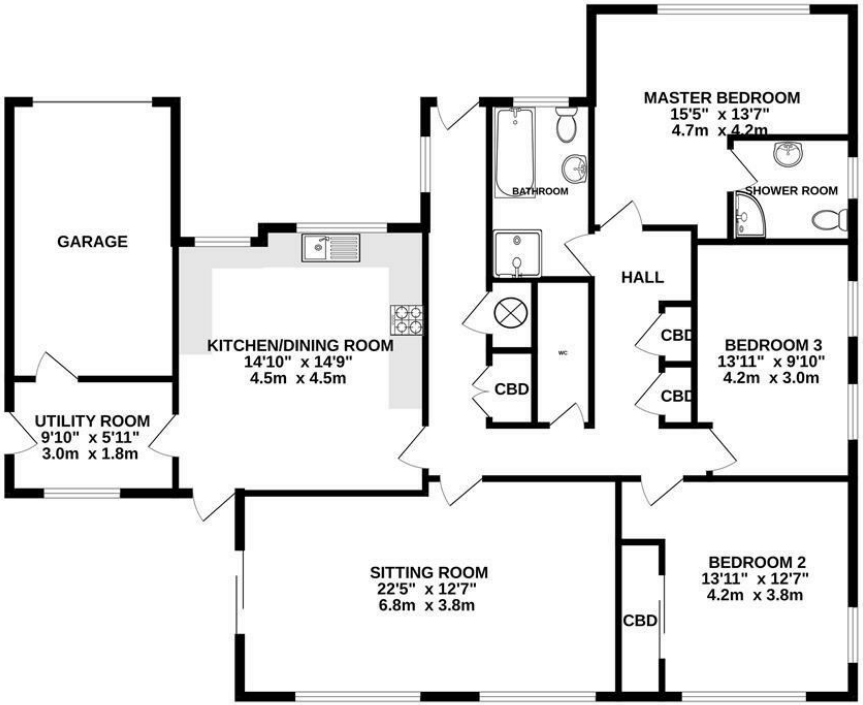
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Stags' Bridport office proceed down South Street and through the traffic lights to the roundabout take the 2nd exit towards Burton Bradstock. On entering the village turn left by the Anchor public house. Continue up Shipton Lane and Kemerton will be seen after about ¼ mile on the right.
What3Words///doors.arise.prospers

GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.

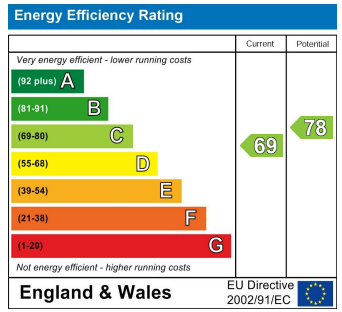


KEMERTON, SHIPTON LANE, BURTON BRADSTOCK, BRIDPORT, DT6 4NQ

TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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