



Symonds  
& Sampson

# 12 Woodroffe Meadow

Lyme Regis, Dorset

# 12 Woodroffe Meadow

Lyme Regis  
Dorset DT7 3NX

Modern attractive detached property located in the outskirts of the bustling seaside town of Lyme Regis.



- Detached four bedroom house
  - Flexible accommodation
    - Good condition
  - Double garage and parking

Guide Price **£785,000**

Freehold

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## THE PROPERTY

12 Woodroffe Meadow is not just another house for sale, this is a lifestyle choice. On the surface of things it is an attractive modern detached family home built by the highly regarded Cavanna Homes, offering spacious and versatile accommodation arranged over four split levels with short staircases between each floor. But it is much more than just that. Its design allows it to be used to suit most buyers' needs and its location allows for easy access to local amenities.

## ACCOMMODATION

The property is presented in good order throughout and provides three reception rooms, creating flexible living and entertaining spaces. The modern kitchen is well appointed and is complemented by a separate utility room, enhancing the practicality of the accommodation.

There are four well-proportioned bedrooms, three of which benefit from ensuite facilities, whilst a family bathroom serves the remaining accommodation. The split-level design creates an interesting and well-balanced layout, making excellent use of the available space.

The lower ground floor could also be used as separate accommodation, lending itself as a superb Airbnb, which

the vendors have done themselves.

The property is offered to the market with no forward chain.

## OUTSIDE

To the front is a double garage providing excellent storage and parking. The generous rear garden offers an attractive outdoor space for relaxation and entertaining. There is a large decked area ideal for socialising. There are stairs down to the garden and it can also be accessed from the property via double doors from the sitting room.

## SITUATION

Lyme Regis is on the World Heritage Jurassic Coastline and is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with a theatre and various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby.

## DIRECTIONS

What3words:///inefficient.purses.courtyard

## SERVICES

Mains Electricity, gas, water and drainage

Broadband - Ultrafast 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



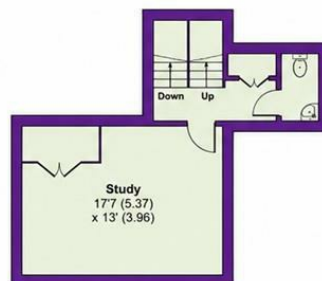
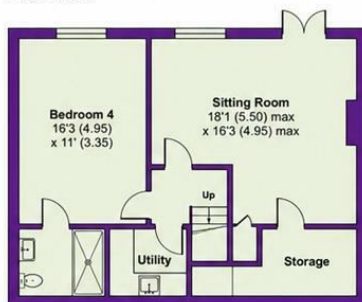
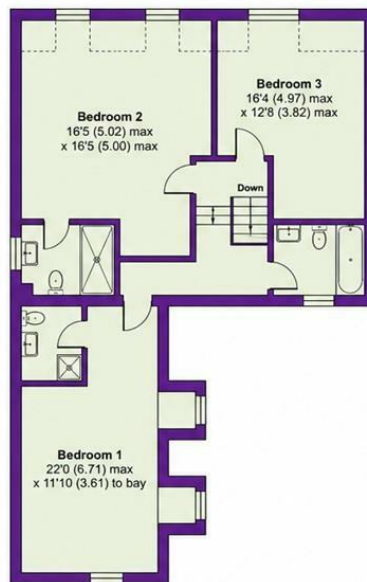
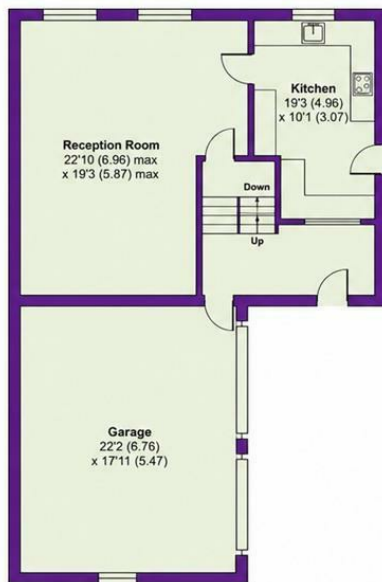
| Energy Efficiency Rating                       |  |  |
|------------------------------------------------|--|--|
| Very energy efficient - lower running costs    |  |  |
| A++ (91-100)                                   |  |  |
| A+ (81-90)                                     |  |  |
| A (71-80)                                      |  |  |
| B (61-70)                                      |  |  |
| C (51-60)                                      |  |  |
| D (41-50)                                      |  |  |
| E (31-40)                                      |  |  |
| F (21-30)                                      |  |  |
| G (1-20)                                       |  |  |
| Very energy inefficient - higher running costs |  |  |
| England & Wales                                |  |  |



Denotes restricted head height

## Woodroffe Meadow, Lyme Regis, DT7

Approximate Area = 2585 sq ft / 240.1 sq m  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Garage = 398 sq ft / 37 sq m  
 Total = 3034 sq ft / 281.8 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). © nichicom 2025. Produced for Julie Gordon TA Gordon and Rumsby. REF: 1316370



Bridport/DM/24072026



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