



Symonds
& Sampson

Ruscombe House

West Milton, Bridport

Ruscombe House

West Milton
Bridport
Dorset DT6 3SL

Substantial detached four bedroom house with a wealth of accommodation and wonderful far reaching 270° country views all set in 1.349 acres.



- Outstanding flexible accommodation
 - Countryside views
 - Extensive gardens
- Garage and off road parking



Guide Price **£1,000,000**

Freehold

Bridport Sales
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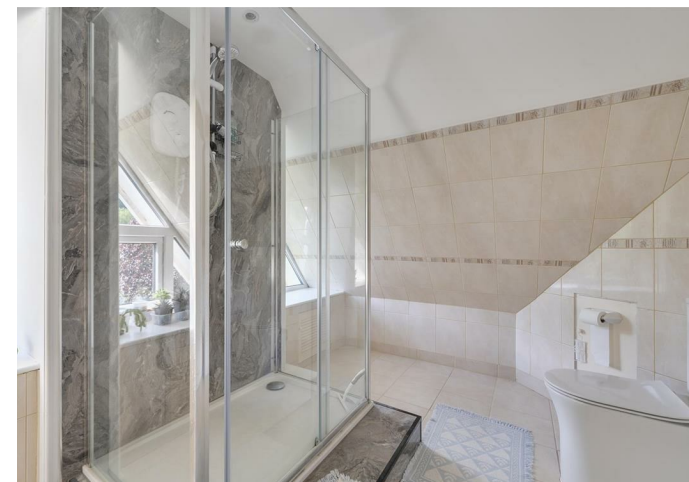
THE PROPERTY

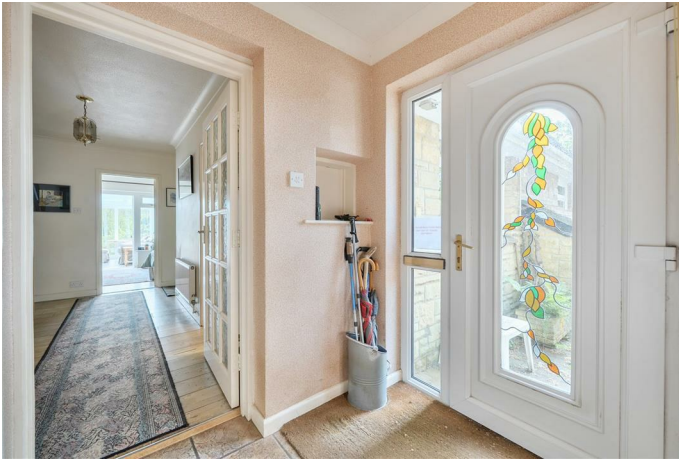
This property is not just about its wonderful position but also its wealth of accommodation. The house sits in an elevated position looking out over the rolling countryside that surrounds it in a rural, edge of village location, yet lies within 15 minutes drive of both Bridport town centre and the beach. The accommodation is outstanding and flexible and can be used in any number of ways with the standout rooms, undoubtedly the spacious sitting/dining room and the garden room that stretches across the back of the house and takes in the best of the views. On top of all of that the house is enclosed by a lovely well-stocked garden, is economical to run with the help of a bank of photovoltaic cells and has its own water supply, keeping bills to a minimum.

ACCOMMODATION

The largest living space is the sitting/dining room which has a sitting space that centres on a fireplace equipped with a woodburning stove with, to one side, a large dining area with the whole space laid to a quality wood-effect laminate floor. The daytime hub of the house is without doubt the garden room which takes in the best of the views, while the kitchen has been fitted in some style with a comprehensive range of floor and wall mounted units and cupboards with stone work surfaces over and integral appliances that include a five ring gas hob, an electric oven, a fridge and a dishwasher. To one side of the property there is a guest suite complete with an ensuite bathroom, while in addition downstairs there is a study, an office, a cloakroom and an unusually spacious utility room (essential in a country property) and a doorway through to an integral double length garage.

Upstairs there are three further bedrooms, the principal of which has an ensuite shower room and two sets of built-in double wardrobes, with the two remaining bedrooms sharing a family bathroom. The property is double glazed, has oil fired central heating supplemented by the woodburning stove and photovoltaic cells, and a private water supply in addition to mains water supply and drainage.





OUTSIDE

The property is approached from the village lane along a driveway laid to tarmac and stone setts, which provides parking and turning for a number of cars. The gardens can be divided into three individual parts, with the formal garden stretching out into the valley to the South and West that is mainly laid to lawn and edged by well stocked herbaceous, shrub and tree borders. Below the formal garden there is an area of meadow edged by mature hedging and punctuated by a number of trees, with the

village stream at the bottom. The third area lies beside the house and is organised as a productive vegetable growing area. Within the garden there is a large greenhouse and a garden shed useful for garden machinery and tools.

SITUATION

West Milton is a peaceful and pretty rural village just a short drive into the centre of Bridport. Bridport, which is a bustling and vibrant market town with a history of rope making, is now a gateway to the Jurassic World Heritage

coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.



DIRECTIONS

What3words:///founders.employers.merchant

SERVICES

Mains electricity, water and drainage. Oil fired central heating. (There is also a private water supply which is currently used by the vendor - see Agents Notes).

Broadband - Superfast speed is available.

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

EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: G

AGENTS NOTES

The current owners use the well water at no cost at all, however the house does have its own mains supply if so required.



West Milton, Bridport
 Approximate Area = 2742 sq ft / 254.7 sq m
 Garage = 285sq ft / 26.4 sq m
 Total = 3027 sq ft / 281.1 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1454542



Bridport/SA/19052026



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