

Symonds
& Sampson



The Hawthorns

Rhode Lane, Uplyme, Lyme Regis, Dorset

The Hawthorns

Rhode Lane
Uplyme
Lyme Regis
Dorset DT7 3TX

Exceptional contemporary residence set in established grounds of 0.5 of an acre (0.2 ha), with two double garages and multi generational living potential.



- Superb specification and finish
- Recently extended & remodelled
 - Energy efficient home
 - Sought after village setting
- South facing established gardens
 - Two double garages
- 1.5 miles inland from the Jurassic coastline
 - Well regarded schools nearby

Guide Price **£1,550,000**

Freehold

Axminster Sales
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

The Hawthorns is a truly unique contemporary home which has been much improved and extended since its original construction in 2011. Set across two floors and offering approximately 2,800 sq ft of accommodation, the property is designed to maximise natural light and the beautiful outlook across the south facing gardens. The property seamlessly blends modern styling and energy efficiency with natural materials used throughout the internal design and décor. Excellent eco credentials increase the desirability and assist with the day to day running costs. These include a rainwater harvesting system, solar panels with feed in tariff and heat recovery ventilation system. The recent addition of the first floor extension to the eastern elevation enhances the front façade and creates balance to one of the finest homes located along Rhode Lane.

ACCOMMODATION

The spacious full height reception hall is flooded with light and incorporates a bespoke oak and glass curved staircase to the first floor galleried landing. The addition of a spherical chandelier and circular domed atrium provides the wow factor which continues throughout. At the heart of this home is the kitchen/family room overlooking the gardens. Full height sliding doors adorn the rear elevation and lead out to a sunken terrace which offers a sheltered outdoor seating area ideal for alfresco dining. The kitchen was completely remodelled and installed by Axminster Kitchens in recent years and includes a full range of integrated Siemens appliances, quartz work surfacing, Quooker tap and island. A separate utility room, off the main hallway, provides additional storage and space for utilitarian appliances. The remainder of the ground floor accommodation has been shrewdly designed and offers a great deal of flexibility to buyers. This currently consists of a second reception room along with a ground floor bedroom and shower room. The use of a small inner hallway between the main entrance hall allows this area to be used as an annexe or guest area to the main house. Alternatively, the downstairs arrangement could be considered as a way of future proofing your time at The Hawthorns for many years to come.

To the first floor is a sizeable sitting room with large picture window overlooking the gardens and three generous double bedrooms, all with fitted wardrobes and storage. The master suite features a triple aspect, along with sliding doors out to a large south facing balcony and a beautiful en-suite shower room with walk in shower. A light and airy study/5th bedroom adjoins the master suite which can also access the balcony. The family bathroom completes the accommodation to the first floor. The attention to detail and quality of the construction, married with the high end specification of fixtures and materials, makes this home one of the most exceptional in the area.







SITUATION

The Hawthorns is situated on the eastern fringes of the village just a few moments from the nearby countryside and bridleway which joins The River Lym pathway into Lyme Regis. Uplyme has a good selection of local amenities including a general store/post office situated at the petrol station, village hall, public inn and cricket pitch. Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. The town offers an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market

town of Axminster offers a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo. The property is readily accessible by road and rail with access both east and west via the A35 and A3052. There are motorway connections to the M5 at Taunton and Exeter, the latter also having a regional airport.

SPORTING

Racing at Taunton, Exeter and Wincanton. Golf at Lyme Regis or Seaton. Sailing on the coast of Lyme Regis, Weymouth or West Bay. Nearby sports clubs and leisure facilities in Uplyme and Lyme Regis. Good coastal and countryside walks within the area with numerous public footpaths and bridleways.

EDUCATION

Within short distance are the sought after state schools of Mrs Ethelston's Primary in Uplyme and Woodroffe School in Lyme Regis. School buses serve the highly acclaimed Colyton Grammar School 8 miles to the west. Private schools accessible by school transport, train or car include Perrot Hill Prep (Crewkerne) and St John's (Sidmouth), along with the Taunton and Exeter schools.

DIRECTIONS

What3Words
///postings.bullion.whom

SERVICES

Main electric, gas, water & drainage. Client owned Photovoltaic panels. Superfast broadband is available. Source - Ofcom.org.uk



Mobile network coverage is available. Please refer to Ofcom's website for details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band : G

MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water.

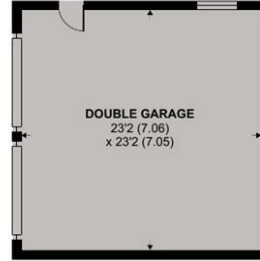
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85-92)	A	100%	100%
(81-84)	B		
(69-80)	C		
(65-68)	D		
(59-64)	E		
(51-58)	F		
(45-50)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Rhode Lane, Uplyme, Lyme Regis

Approximate Area = 2807 sq ft / 260.7 sq m (excludes void)
 Garages = 909 sq ft / 84.4 sq m
 Total = 3716 sq ft / 345.1 sq m

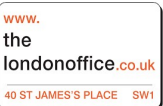
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1329209



Axm/RIS/26.8.25



01297 33122

axminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 , Trinity Square,
 Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Symonds
& Sampson

