



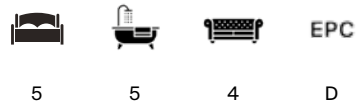
# 13 DOWNSIDE CLOSE

Charmouth, Dorset



# A FINE CONTEMPORARY HOUSE WITH FANTASTIC SEA VIEWS

Innovatively designed, eco-friendly and fully repurposed to create a bespoke open plan modern home, well suited to family living and taking advantage of its enviable position on the Jurassic coast



Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT6 6BH What3Words: ///spaces.revealing.gathers

Services: Mains electricity, drainage, water and gas, underfloor heating, Fibre broadband.

Viewings strictly by appointment only through Knight Frank LLP



## LOCATION

The property is situated on the edge of Charmouth, one of Dorset's most sought after coastal villages and set in an Area of Outstanding Natural Beauty. There is nearby access to the World Heritage designated Dorset Jurassic Coast / the South West Coast Path and the Charmouth Beach is world renowned for fossils. The village of Charmouth offers a wide range of local facilities including a local shop, bakery, doctors surgery, pub and various restaurants. For wider needs the nearby towns of Lyme Regis (3 miles) and Axminster (6 miles) are both within a short drive and can cater for most day-to-day requirements. The county town of Dorchester (22 miles) and Exeter (33 miles) provide additional shopping and services.

Mainline rail service from Axminster to London Waterloo (under 3 hours) or Exeter Central (30 mins).

Exeter International Airport offers flights to UK and overseas destinations.







## THE PROPERTY

Originally built in the 1970s the current owner has completely transformed the property into a contemporary family home, taking full advantage of its elevated position and stunning views of the Jurassic Coast. Approached off Downside Close the initial impression is of a much smaller property with parking and a garage door. When you enter the property the hallway immediately gives you sea views from the other end of the open plan space and a much more expansive impression than you would expect. You enter the spacious kitchen/dining/living space with full length windows overlooking the sea and opening directly onto the top level balcony. The bespoke kitchen has an extensive range of units, large marble island and built in Miele appliances. This space a superb entertaining area and warm and welcoming in the winter months with the log burning stove. The property has five double bedrooms suites, which are split between the ground and lower ground floors. Three of these bedroom suites (two with private terraces), the study and integral garage lie on the top level. The lower level provides the other two suites together with a perfect space for children with a games room, separate sitting area/den and adjacent kitchenette. There could be an opportunity to create a private self contained area on this level for a dependent relative if required.







## OUTSIDE

At the front of the property, accessed off Downside Close the drive slopes down towards the front door with parking for a number of vehicles. The main garden, which is accessed from the house or via a pedestrian side access from the front lies to the rear of the property. There are twin levels of decked balconies, easily accessed from the main living space and kitchen making them ideal for alfresco entertainment. When sat down on the balconies there are superb coastal and country views looking directly over the sea with the garden in the foreground. The garden is mainly laid to lawn for ease of management and is a secure area for children and pets. There is a lapsed planning application for a separate dwelling at the lower end of the garden, which could be accessed from a neighbouring street (Five Acres) Planning application WD/D/16/001316.





# Downside Close

## Charmouth, Bridport

Gross Internal Area (Approx.)  
 Main House = 271 sq m / 2,919 sq ft  
 Garage = 22 sq m / 235 sq ft  
 Outbuilding = 10 sq m / 106 sq ft  
 Total Area = 303 sq m / 3,260 sq ft



Lower Floor



Upper Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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