



Symonds
& Sampson

19 Woodroffe Meadow

Lyme Regis, Dorset

19 Woodroffe Meadow

Lyme Regis
Dorset DT7 3NX

Polished three/four bedroom contemporary house in outstanding condition throughout.



- Walking distance of the beach and town centre
- Stylish contemporary accommodation
 - Three/Four bedrooms
 - Garage and parking

Guide Price **£535,000**

Freehold

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THE PROPERTY

Number 19 Woodroffe Meadow, built by a local builder, has in recent years undergone a rolling programme of updating and renewal to create a very polished house that is future-proofed for the foreseeable future. Of particular note are both the sitting room which is a beautifully proportioned square room, and the kitchen that has been completely refurbished in contemporary style. The position is good, looking out onto the surrounding countryside and with some views towards the sea and Jurassic Coast yet within walking distance of both Lyme Regis town centre and the beach.

ACCOMMODATION

The accommodation centres around a good-sized hallway on the ground floor and an equally spacious landing above. The principal living space, a sitting room that stretches from the front to the rear of the property, centres on an attractive contemporary gas living flame fireplace. To the rear of the room, double doors lead out onto the courtyard garden, while to one end a door leads through to a large study that doubles as a fourth bedroom if required. The kitchen is an irregular shape with a dining area to one end and a beautifully fitted kitchen to the other, with integral appliances that include a double oven, ceramic hob, fridge, freezer and a dishwasher. Off the hallway there is a utility

room with space for both a washer and drier, and a small cloakroom.

Upstairs there are three good bedrooms, the principal of which has both a walk-in wardrobe and an ensuite shower room, while the two remaining bedrooms share a family bathroom. The second bedroom also has a walk-in wardrobe and a large storage area, and the property has two loft spaces for additional storage.

The property is in outstanding decorative order throughout, has gas-fired central heating, UPVC double glazing and an electric vehicle charging point beside the garage.

OUTSIDE

The rear garden is walled and has a west-facing aspect. It is laid to stone paving and stone chippings, making it ideal for outside entertaining during the summer months. To the right-hand side of the front of the property there is off-street parking for a car in front of a large garage with an EV charging point. The garage is equipped with light and power and a remotely-operated electric up-and-over door.

SITUATION

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 has an excellent selection of facilities including many independent shops, convenience stores 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 powerboat clubs. There is primary & secondary schooling in Lyme Regis with the renowned Colyton Grammar school located 6 miles to the west.

DIRECTIONS

What3words///competent.broads.bins

SERVICES

Mains water, electricity, gas and drainage. Gas central heating.

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

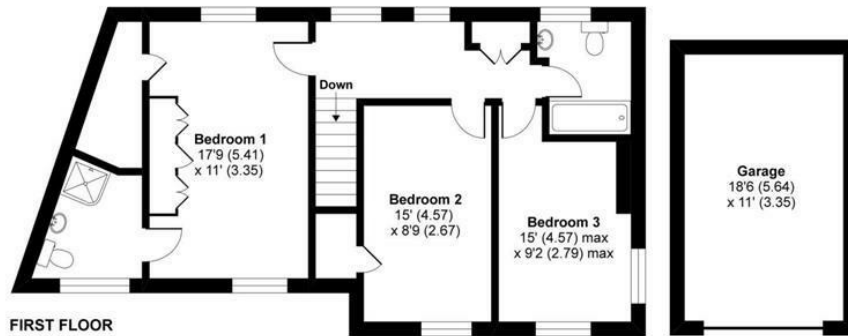
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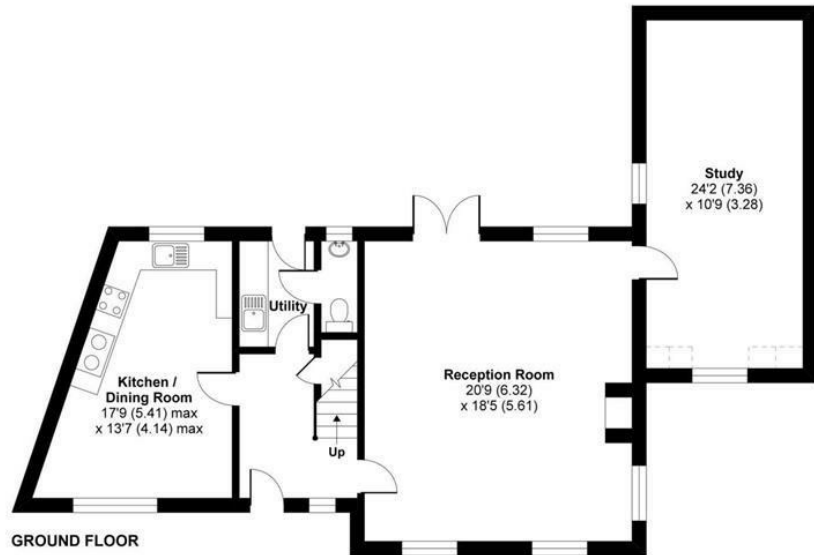
Woodroffe Meadow, Lyme Regis, DT7

Approximate Area = 1753 sq ft / 162.9 sq m
 Garage = 204 sq ft / 19 sq m
 Total = 1957 sq ft / 181.8 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class is based on the energy performance of the building.			
Very energy efficient (class A)			
Energy efficient (class B)			
Decent (class C)		78	83
Below average (class D)			
Poor (class E)			
Very poor (class F)			
Extremely poor (class G)			
For more information on energy ratings visit: www.gov.uk/government/topics/energy-ratings			
England & Wales EPC Directive 2002/91/EC			



FIRST FLOOR



GROUND FLOOR



BRI/SA/27052026



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Julie Gordon T/A Gordon and Rumbold. Ref: 1662092

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