



Osborne House



# Osborne House

, Bridport, Dorset, DT6 3AN

Town Centre 0.4 miles. Jurassic Coast/West Bay 2.5 miles.

An attractive individual detached house in a highly sought after road within easy reach of the town centre

- Attractive individual stylish house
- Many stylish quality features
- Large living/dining room/kitchen with utility area
- Landscaped west-facing rear garden
- A popular location close to the town centre
- Generous 1,552sqft
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- 2nd Reception room, conservatory utility area
- Garage and parking
- Freehold. Council Tax Band E

Guide Price £595,000

## THE PROPERTY

Osborne House is a very impressive and exclusive detached house, in a highly sought after established residential road not far from the town centre, open countryside and local amenities. It was traditionally built in 2006 by a well known local builder with red brick elevations and under the current ownership since new.

The house has been subject to extensive alteration and upgrading to a very high standard, to now provide a very stylish, spacious accommodation with a whole number of excellent contemporary and period-style features including:

- Gas-fired central heating and (Mainly) character cast iron style radiators
- Superb contemporary fitted kitchen with solid hardwood worktops and LED lighting
- Comprehensive built-in appliances – Siemens 5-burner gas hob, contemporary extractor fan, electric double oven, integrated fridge/freezer plus Indesit integrated dishwasher
- Period style cloakroom suite and family bathroom with rolltop bath
- Large principal bedroom with en-suite shower room and 24 carat gold tiling
- uPVC Conservatory and low maintenance sealed unit uPVC windows



- Sitting room with polished stone fireplace and coal-effect gas fire
- Marble tiles to reception hall, conservatory, kitchen and family bathroom
- Walnut internal doors, solid walnut flooring to sitting room and dining room (or 2nd living room)
- Quality front and rear doors
- Water softener
- Integrated garage with remote control roller door
- Superb landscaped and well stocked front and rear gardens with sunny west-facing rear aspect
- Part brick boundary walls and new fencing
- Internal inspection of this highly individual and well appointed home is strongly recommended by the sole agents.

### OUTSIDE

Osborne House stands on a corner plot and a tarmac driveway leads to the integral garage with remote control roller door, power and light.

There is a separate pedestrian gate leading to the porch plus side pedestrian gate and access. Both the front and rear gardens are enclosed by brick and fence boundaries.

The front garden features a lawn together with a variety of shrub borders. The rear garden has been cleverly redesigned on two levels. Immediately adjoining is a decking/terraced area with borders. Steps lead down to a lower decking/terraced area, bordered by a wide variety of shrubs and flower borders, taking advantage of the westerly aspect.

### SITUATION

The property is very well located within Osborne Road, a popular and sought after residential road, just to the north of the town centre. It is very conveniently situated for the town centre, being within only about 10/15 minutes' walk. The town offers an excellent range of shopping, business and recreational facilities including a twice weekly market, cinema and arts centre, there is also a leisure centre with sports hall, gym and indoor swimming pool plus playing fields. Local schools are very nearby. The immediate area is designated as one of outstanding natural beauty (AONB) and there is easy access to the surrounding countryside and hills.

The popular coastal resort of West Bay is very nearby, giving easy access to the beautiful World Heritage Jurassic Coastline.

### SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available is O2 for voice and data services inside and outside and EE, Three and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

### VIEWINGS

Strictly by appointment with Stags Bridport.

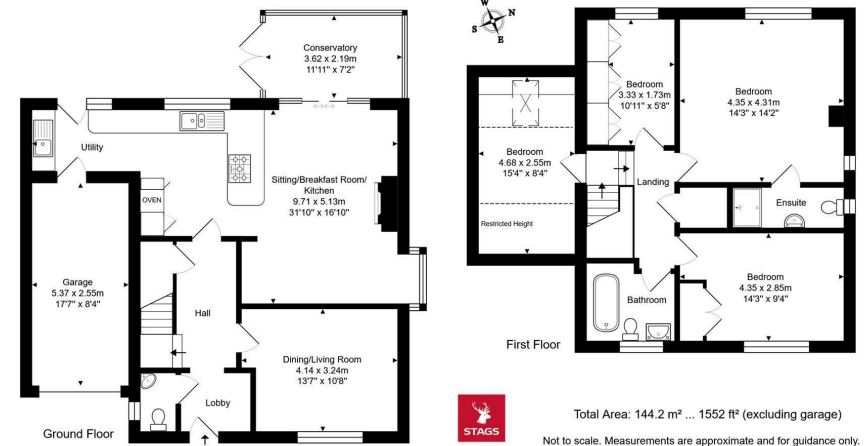
### DIRECTIONS

From our Bridport office proceed to the Town Hall and turn left into West Street. Take the 2nd right into Victoria Grove and continue for about ¼ mile. Turn right into Osborne Road and Osborne House is found at the far end on the left. (Alternatively, ignore the 1st turning into Osborne Road and take the next right into Coneygar Road and then 1st right into Osborne Road).

What3Words///pushes.duet.treatment



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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