



16, Queens Walk



# 16, Queens Walk

Charmouth, Bridport, DT6 6AB

Very spacious four bedroom detached house in the coastal village of Charmouth with garage and parking.

- Four Bedrooms three bathrooms
- Manageable Garden
- Quiet location
- No forward chain
- Freehold
- Detached House
- Garage and car port
- Coastal village
- Needs re-thatching
- EPC C. CTB F

Guide Price £500,000

## THE PROPERTY

Built in 2002 of brick and stone under a thatched roof with part rendered elevations, this unique curved house offers very spacious accommodation with an integral garage as well as a car port and low-maintenance rear garden.

## ACCOMMODATION

On the ground floor is a very spacious living room with feature gas fire, the kitchen is of particular note being very sizeable and ideal for a family or large gatherings with plenty of space to dine. A separate utility is off the kitchen with an external access to the garden. Off the central hallway is a WC and stairs rising to the first floor where there are four double bedrooms, (two of which are ensuite) and a family bathroom.

The property is very well presented with the majority of rooms having Thomas Sanderson bespoke shutters fitted and high quality kitchen, bathrooms and flooring throughout.



## OUTSIDE

The rear garden is a manageable size and mainly paved and gravelled making this an ideal lock up and leave or someone who does not want to spend their time managing a large garden. However, there are raised planters with ornamental magnolia and established shrubs making this an attractive and private oasis to sit out and enjoy the South Easterly aspect. An attached single garage gives parking for one vehicle, whilst a gated car port allows a second parking space.

## SITUATION

Charmouth is a highly sought after village lying on the beautiful Jurassic Coast and only some three miles to the east of Lyme Regis. The village offers excellent local amenities, a popular primary school and a Blue Flag beach with access to the stunning coastline and coastal footpaths.

## SERVICES

Gas fired central heating, mains water and drainage. Thatched roof needs replacing.

## VIEWINGS

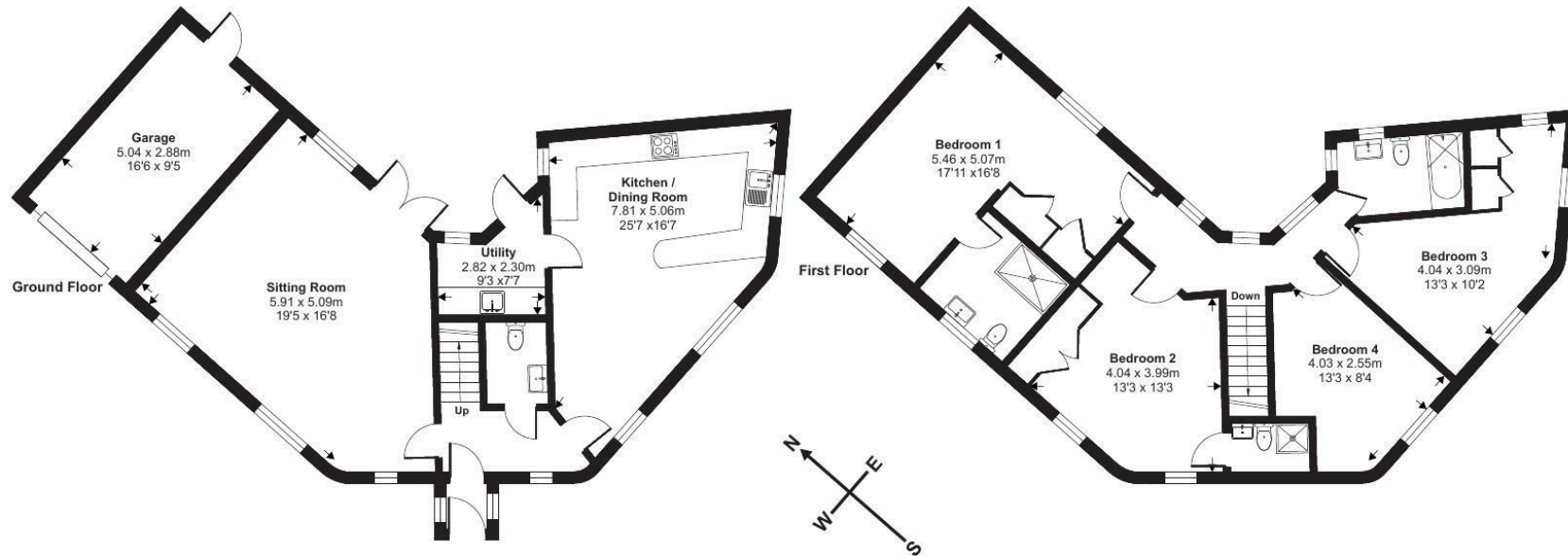
Strictly by appointment with Stags Bridport

## DIRECTIONS

On entering Charmouth from the Bridport direction the turning to Queens walk will be on your left hand side the property will be on your left towards the end of the cul de sac.



Approximate Area = 1721 sq ft / 159.8 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1879 sq ft / 174.4 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). © nchecon 2025. Produced for Stags. REF: 1235225

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) A                                 |                         |           |
| (61-81) B                                   |                         |           |
| (49-60) C                                   |                         |           |
| (34-48) D                                   | 71                      | 75        |
| (19-33) E                                   |                         |           |
| (2-18) F                                    |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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