



Symonds
& Sampson

Knowle Cottage

Old Church Road, Bothenhampton, Bridport, Dorset

Knowle Cottage

Old Church Road
Bothenhampton
Bridport
Dorset DT6 4BP

A beautifully presented and spacious three bedroom home situated in the popular village of Bothenhampton.



- No onward chain
- Popular village location
- Thoughtfully extended
- Countryside views
- Double garage and parking



Guide Range **£800,000 - £850,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This superb detached home is situated in the popular village of Bothenhampton and enjoys wonderful views towards Bothen Hill and Thorncombe Beacon. What sets this property apart from most is the beautiful extension carried out some 10 years ago, creating a stunning atrium allowing for an abundance of natural light and a wonderful vaulted ceiling living room. Add to that delightful gardens and a double garage all a walk to Bridport town this property has it all.

ACCOMMODATION

The principal accommodation on the first floor is light and spacious, with a stylish vaulted ceiling to the hallway and living room that takes in the best of the views. The triple aspect floor to ceiling windows to one side look towards Thorncombe Beacon and to one side French doors open onto the paved terrace ideal for al fresco dining. The bespoke kitchen is to the rear, and is fitted with a comprehensive range of attractive wooden wall and base units with woodblock work surfaces, a gas hob and oven. There is room for a breakfast table and at the far end of the kitchen is a useful cloakroom and utility room. Adjacent to the kitchen is a formal dining room with doors onto the garden. An inner hallway leads to two bedrooms, the principal of which is a generous double boasting a large dressing area and an ensuite bathroom. There is also a separate family shower room.

On the ground floor is a spacious entrance hallway and a further generously proportioned room which could be utilised as a bedroom, a study or further reception room. There is the potential to add an ensuite shower room if required subject to obtaining building regulations.





OUTSIDE

The gardens are well organised, wrapping around the house with a number of seating areas from which to take in the sun and views throughout much of the day. The garden is for the most part laid to lawn, interspersed with mature trees and shrubs including a productive apple tree. There are two sheds and a greenhouse to one corner. To the front is a large driveway leading to the double garage, with another raised terrace to one side.

SERVICES

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

heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://checker.ofcom.org.uk/>

Council Tax Band: E (Dorset Council - 01305 251010)

EPC: C.

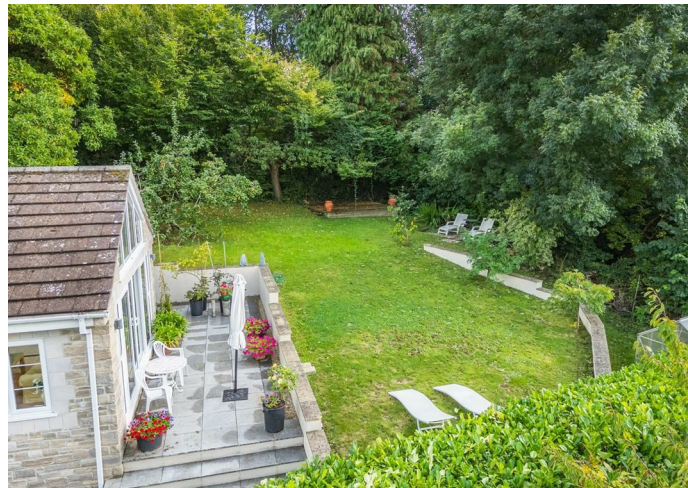
SITUATION

Bothenhampton is a small village on the eastern side of Bridport, with a number of pretty period cottages, a village hall and a playpark. The cottage is close to the Nature

Reserve and has access to many footpaths and bridleways. Bridport is a short walk away and is a thriving market town and popular holiday area, where bustling street markets are held twice weekly. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, recently designated a World Heritage Site.

DIRECTIONS

What3Words///surfer.brighter.windmill



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Knowle Cottage, Bothenhampton

Approximate Gross Internal Area = 2215 sq ft / 205.8 sq m
 Garage = 399 sq ft / 37.1 sq m
 Total = 2614 sq ft / 242.9 sq m

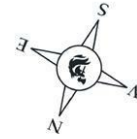
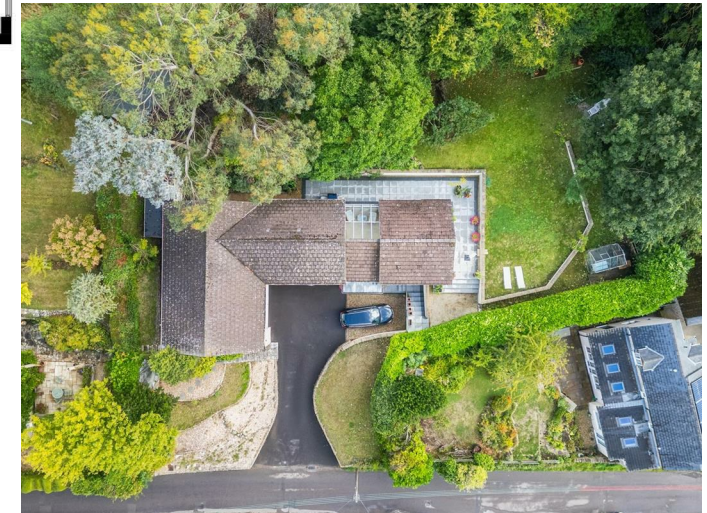


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1178198)



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