



Symonds
& Sampson

Simons Orchard
Main Street, Chideock, Bridport, Dorset

Simons Orchard

Main Street
Chideock
Bridport
Dorset DT6 6JQ

Detached two bedroom bungalow in an outstanding south facing position to one end of a plot extending to 0.851 acres that provides potential for further enlargement or development.



- South facing garden
- Driveway with parking for multiple cars
 - Far reaching country side views
 - 0.851 acres

Guide Price **£500,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

The key to this property is not what it is today but would it could be. The bungalow sits on the north side of a large southerly facing plot that takes in some lovely views over the surrounding countryside towards the sea. The size of the plot leads even the casual observer to speculate, subject to obtaining the necessary planning consents, on whether either the existing property could be substantially extended or could accommodate multiple additional dwellings. This really could be an outstanding opportunity.

ACCOMMODATION

The bungalow, built in 1922, and is currently organised with the main living areas to the rear of the property facing south with views both of the garden and the surrounding countryside towards the sea. The sitting room has a fireplace as its focal point equipped with a woodburning stove besides which there is a kitchen equipped with a comprehensive range of floor and wall mounted units and cupboards. Connecting these two spaces is a dining room /garden room room that takes in the best of the views and has sliding double doors onto the gardens. There are two good bedrooms one served by an ensuite bathroom with a further cloakroom off the hallway. The property has gas fired central heating and is in need of some refurbishment.

OUTSIDE

To the front of the property there is a large driveway laid to gravel enclosed by double gates with a large access splay in front giving safe access to the main road. To one side of the driveway there is a double garage equipped with a large up and over door. The main body of the garden lies on the south side of the property and is for the most part laid to lawn enclosed by mature hedging.

SITUATION

Chideock is a popular West Dorset village, being just under a mile from Seatown and the renowned Jurassic coastline and Lyme Bay. Bridport is three miles away and is a bustling and vibrant market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, golfing, water sports and riding opportunities are plentiful in the area. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words:///wool.gravel.elsewhere

SERVICES

Mains water, drainage and electricity. Gas 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: D (Dorset Council - 01305 251010)
EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Less energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	74

Simons Orchard, Chideock, Bridport

Approximate Area = 1102 sq ft / 102.3 sq m
 Garage = 296 sq ft / 27.4 sq m
 Total = 1398 sq ft / 129.7 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1333677



Bridport/SVA/07082025



01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson LLP
 23, South Street,
 Bridport, Dorset DT6 3NU



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