

# Orchard Lane, Thorncombe, Dorset

GUIDE PRICE £425,000 - £450,000



15 Orchard Lane, Thorncombe, Chard, TA20 4QB Guide Price £425,000-£450,000

Lyme Regis 9 Miles

Bridport 12.5 Miles

Chard 6 Miles

- 4 Bedroom Detached House
- Thriving Village Location
- 2 Bathrooms, 1 En Suite
- Large Lounge with Open Fire
- Utility, Cloakroom & Conservatory
- Oak Flooring to Ground Floor
- Garage & Garden
- EPC Rating D



This attractive detached house, built in 1999 and set in a small cul-de-sac of similar houses, offers spacious family accommodation with lovely views from the first floor and is situated in the thriving West Dorset village of Thorncombe. The well planned accommodation comprises: four double bedrooms, one with en suite shower room, family bathroom, ground floor w.c., entrance hall, large living room with open fire, kitchen, with adjoining but separate dining room, utility room, and conservatory. Oak flooring has been installed throughout the ground floor. Outside, there is a small garden frontage with the main garden at the back. To the side of the house is a shared driveway leading to the garage, which has been converted to a play room but could easily revert to garage if desired. Windows are double glazed and there is oil fired central heating throughout.

Thorncombe village lies in the western corner of Dorset close to the Devon and Somerset borders (for more information visit out more, please visit [www.thorncombe.com](http://www.thorncombe.com)). Just 11 miles away is the popular seaside resort of Lyme Regis on the Jurassic coast. The nearest towns are Chard and Crewkerne.





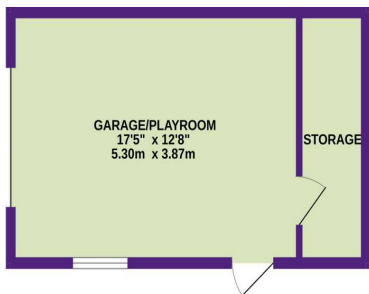
**SERVICES:** All mains services are connected except gas (there is no gas in the village). Water is metered. Oil fired central heating.

**COUNCIL TAX:** Dorset Council. Band F. Currently £3799 (2026/27).

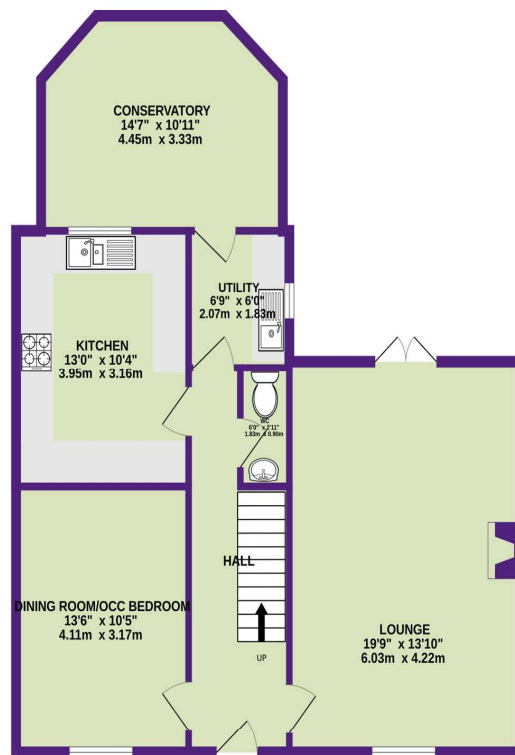
**BROADBAND:** Superfast Broadband is now available in Thorncombe with speeds up to 75Mbps, depending on your service provider. Broadband availability at this location can be checked through: <https://checker.ofcom.org.uk/>

**TENURE:** Freehold

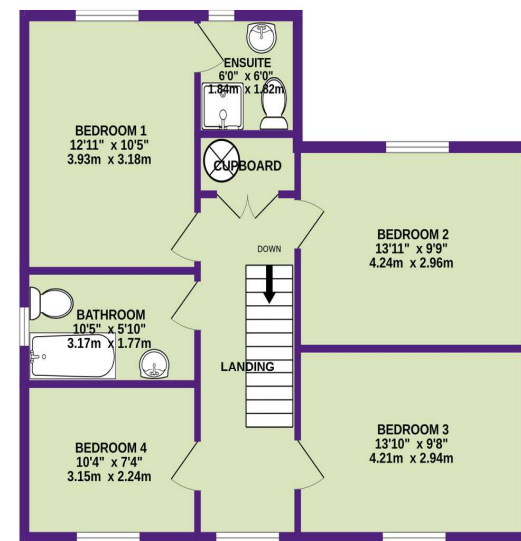
GARAGE  
 272 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR  
 854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
 711 sq.ft. (66.1 sq.m.) approx.



TOTAL AREA INCLUDES GARAGE/PAYROOM

TOTAL FLOOR AREA : 1837 sq.ft. (170.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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