



Symonds
& Sampson

Nyanza

35 Burton Road, Bridport, Dorset

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35 Burton Road

Bridport

Dorset DT6 4JD

Stylish four bedroom detached house with spectacular views to the sea at West Bay, just a walk both to the town centre and the beach.



- Four bedroom contemporary house
 - Panoramic views
 - Walk to town and beach
- Garden cabin/home office/extra bedroom

Guide Range £670,000 to £700,000

Freehold

Bridport Sales
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THE PROPERTY

35 Burton Road was built in the 1930's to take full advantage of its elevated position that has wide panoramic views to the sea at West Bay framed by East and West cliffs. In recent years the property has undergone a continuous programme of renewal, refurbishment and improvement, to create some beautifully appointed well organised accommodation including cabin/home office/bedroom in the garden. The house is well placed, being within a walk of both the town centre and the beach. However it is the views that make this house special, with many of the principal rooms having the benefit of them.

ACCOMMODATION

The downstairs living accommodation can be divided into two areas. The sitting room stretches along the width of the rear of the house with two sets of sliding double doors on the south side taking in the views, with a fireplace equipped with a contemporary woodburning stove as a focal point. The kitchen/dining room is an L-shaped room and lies to the front of the property, with a contemporary kitchen to one end and a dining area to the other. The kitchen area is equipped with a comprehensive range of floor and wall mounted units and cupboards with hardwood surfaces over, with space for a range cooker, a large fridge freezer and a dishwasher. Off the kitchen there is a useful utility/dog and boot room with doors to the front and rear, and off the hallway a cloakroom. The kitchen/dining room

and the hallway are laid to engineered oak.

Upstairs there are four good bedrooms accessed off a light, bright and spacious landing, with the principal bedroom with ensuite wet room taking in the best of the views. The three remaining bedrooms share a family bathroom equipped with both a bath and separate shower, and three of the bedrooms have built-in wardrobes. The property is in outstanding decorative order throughout, has photovoltaic cells, has UPVC double glazing and gas fired central heating.

OUTSIDE

To the front of the property, a pillar flanked entrance leads through to a substantial area of paved driveway that provides parking and turning for a number of cars. The rear gardens are a particular feature of the property, with a substantial area of paved terrace stretching the width of the house that can be accessed from the house direct. Below there are a series of contemporary terraces, punctuated with specimen tropical plants, including an entertaining area all organised for ease of maintenance. At the very end of the garden, a cabin is a new addition to the property. The cabin is an attractive contemporary space that could double as a home working office, an occasional bedroom or indeed, subject to obtaining necessary permissions, an Airbnb with its own access. Opposite the cabin there is a useful timber garden shed that has a work shop to one end and a wood storage area to the other.

SITUATION

The property is situated on the Eastern edge of the town. Bridport is a bustling and vibrant market town with a history of rope-making and is now a gateway to the Jurassic World Heritage coast at nearby West Bay. It has a variety of shops, public houses and restaurants catering for a range of tastes and excellent arts and music events. It 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. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///wished.campsites.gala

SERVICES

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

Broadband - Superfast broadband is available.

Mobile - there is mobile coverage in the area. Please refer to Ofcom's website for more details.

EPC: C

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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		

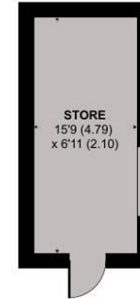
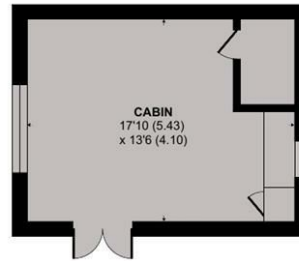
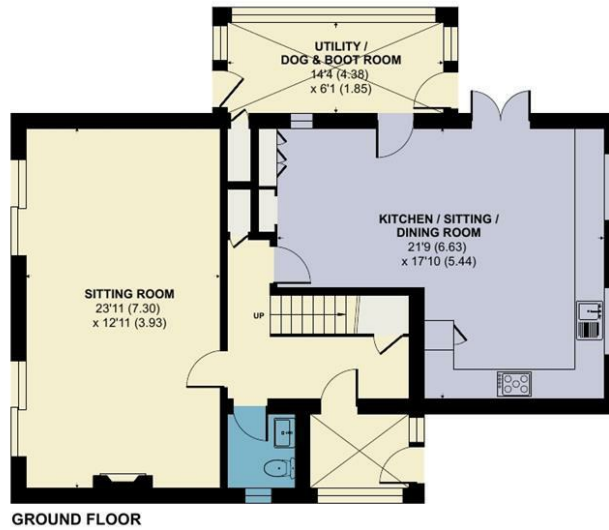
Burton Road, Bridport

Approximate Area = 1746 sq ft / 162.2 sq m

Outbuildings = 348 sq ft / 32.3 sq m

Total = 2094 sq ft / 194.5 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1448285



Bridport/SVA/01092026REV



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