



**Beach Road, Burton Bradstock, Bridport, Dorset**

**Guide Price £850,000**

Freehold

Substantial detached three bedroom bungalow in a double plot and in an outstanding location by Hive Beach.

**Symonds  
& Sampson**

ESTABLISHED 1858



## Beach Road, Burton Bradstock, Bridport, Dorset,

Popular seaside village  
Stone's throw from the beach  
Scope to extend/improve (STPP)  
Ample off-road parking and garage  
Spacious accommodation  
Open countryside views

### **Accommodation**

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Bridport office on 01308 422092







### The Property

This bungalow is all about location and space. It lies a short step away from Hive Beach on the South side of Burton Bradstock adjoining open fields, with lovely South and West facing views over the countryside behind. In terms of space the property has a series of generously proportioned rooms that can be used in any number of ways and it sits within a substantial plot that, subject to obtaining the necessary planning consents, would allow it to be substantially enlarged or remodelled if so required.

The accommodation revolves around a central hallway with on the left-hand side a formal dining room with its own fireplace, that flows through to the sitting room that again has a fireplace equipped with gas-fired woodburning stove and that in turn leads through to a large conservatory laid to a ceramic tiled floor. On the right hand side of the hallway there is a large kitchen/breakfast/living room. One end of the kitchen is well equipped with a comprehensive range of floor and wall mounted units and cupboards with integrated appliances that

include a two oven gas Aga, an electric oven, a ceramic hob and space for a dishwasher. To the other end of the kitchen there is a dining/seating area that looks out over the front garden. In addition, off the hallway there is a cloakroom, beyond which the practical side of life is taken care of with a garden/dog/boot room that has doors to the front and rear gardens and gives access to a utility/laundry room, the storeroom and the integral garage. To the very rear of the hallway is the main bedroom suite that looks over the back garden, with a fully tiled en-suite bathroom with both a bath and standalone shower. Upstairs there are two further good bedrooms served by a shower room and it has been suggested that the space in the roof void could, subject to obtaining the necessary planning consents, be turned into further bedroom accommodation. The property is in good order throughout, has UPVC double glazing and gas fired central heating.

### Outside

To the front of the property there is a tarmac driveway providing parking and turning for a number of cars and access

to the integral garage. The front gardens are laid to lawn, edged by low stone walls with areas of herbaceous and shrub planting to the edges, designed to give shape, colour and form throughout the seasons. The rear gardens are a particular feature of the property and are divided into two distinct areas. To the left hand side there is a formal garden laid to lawn with an array of mature planting to the edges with to one side a formal ornamental pond. To the other side there is a well organised vegetable garden screened by mature hedges, with a utilities area to the end that has two useful garden sheds and a greenhouse. Running along the width of the property there is a substantial area of paved terrace that faces South and West taking in the sun for much of the day and make an ideal entertaining area during the Summer months.

### Situation

The village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset, and consists largely of period stone and thatched cottages. The village has a primary school, church, shops, post office, several pubs and cafés,

library, children's park and a late-night garage/shop. The beach and coastal path are just a short walk away. Nearby Bridport is a bustling market town, with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. There is a good choice of schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and, Axminster.

Directions

From Bridport take the coast road towards Abbotsbury and Weymouth. On reaching Burton Bradstock, go through the village and round the sharp left-hand bend. Beach Road is the first turning on the right after the garage and the property will be found on the right-hand side.

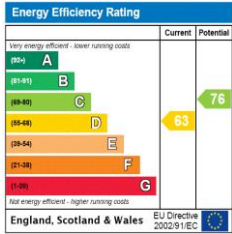
Services

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

Local Authority

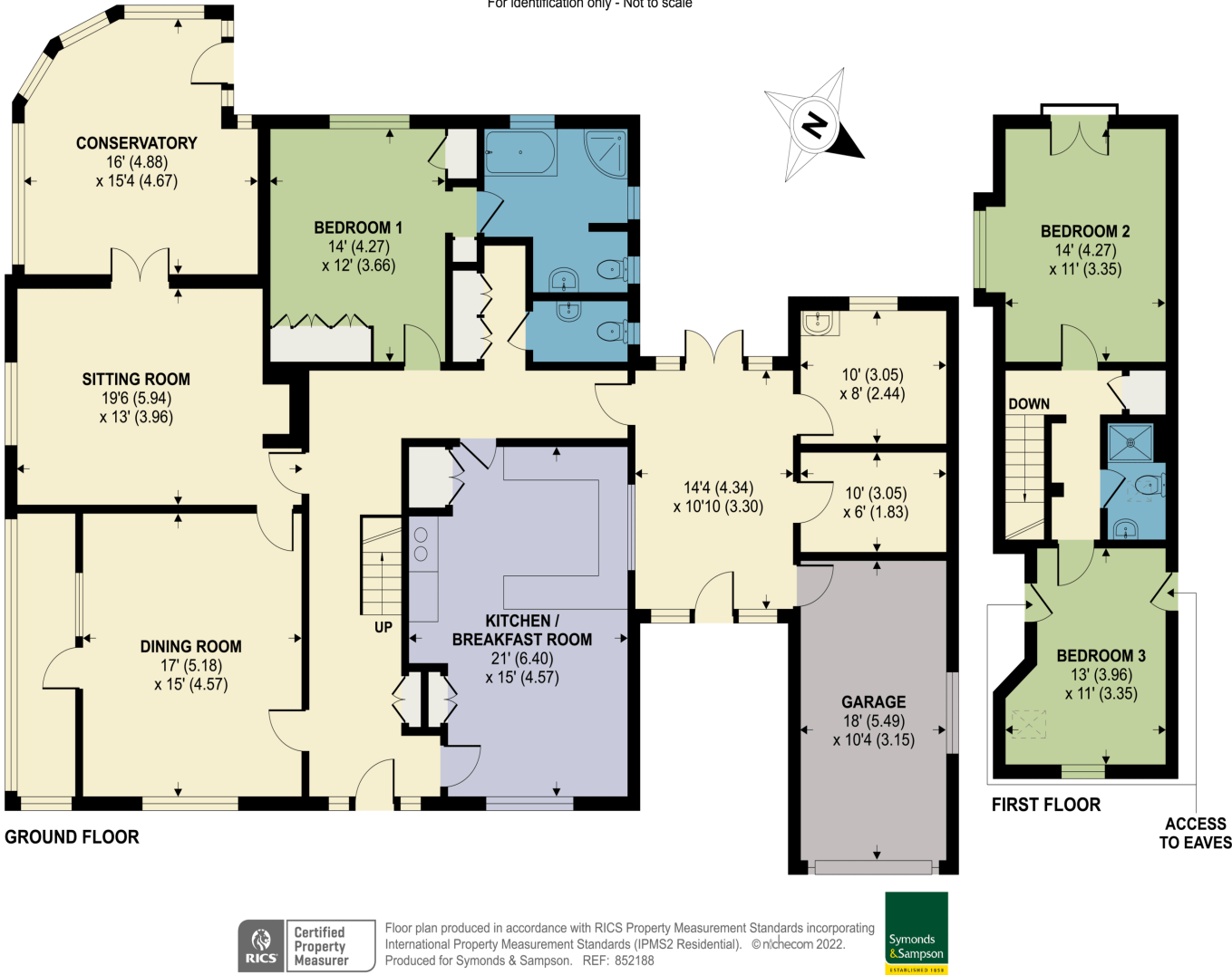
Dorset Council 01305 251010.  
Council Tax band F

SVA/28/03/23



Approximate Area = 2649 sq ft / 246.1 sq m (includes garage)

For identification only - Not to scale



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