

5 Fairfax

Chideock Bridport Dorset
DT6 6SB



Guide Price £695,000 Freehold

A beautifully appointed and updated individual detached bungalow set in approx 0.33 acre gardens with long, gated driveway and double garage in tucked away location just a walk from the coast



SITUATION: The property occupies a very generous mature garden plot and is slightly elevated and tucked away yet only a few minutes' walk into the village centre. Chideock has an active community and excellent local facilities including two pubs, sub-Post Office/general store, two Churches and village hall.

There are fine walks accessible closeby including to the seaside and pub at Seatown, leading onto the South West Coastal Path along the Jurassic Coastline as well as onto National Trust land including Langdon Hill (famous for its bluebells) and Golden Cap, and north to Symondsburry along a "sunken" lane.

There is also a regular bus service into the vibrant market town of Bridport, some 2 miles to the east, to Lyme Regis, some 5 miles to the west, famed for fossils, The Cobb and boating harbour as well as Axminster, almost 10 miles to the west, where there is a main line railway station.

THE PROPERTY is one of five within a small close and No 5 lies at the end and hence has no passing traffic or pedestrians and enjoys total privacy and seclusion, encompassed by well established grounds with some interesting trees.

The bungalow was a luxury build in 1995 as a stone date-plaque confirms and features stone elevations under a concrete tiled roof with wide bay windows to the principal rooms and faces due south. All rooms are spacious and light and the property has been continually well maintained and updated and includes good storage provision. The woodland grounds have been culled back to preserve some interesting trees and to considerably open up the property to light and giving a feeling of space, yet maintaining privacy.

Recent improvements have included re-wiring and re-plumbing with a new boiler, a new kitchen (Phase 3), a cloakroom has been installed in the former boiler cupboard off the utility area, a new water softener system and new bathroom fittings to the family bathroom together with new oak internal doors and some new flooring. Recent re-decoration throughout is tasteful and attractive.

The property is now in excellent order throughout and can be moved into without further work. The sellers are suited with a forward purchase which they can proceed with independently of their sale if necessary.

The long private and gated driveway leads to a detached double garage block and provides an extensive parking area.

DIRECTIONS: From the centre of Bridport travelling west along the A35, proceed into the adjoining village of Chideock. Turn right just after the Spar shop (unmarked lane) and the entrance to No 5 will be seen on the right hand side.

THE ACCOMMODATION extends to:

Main front entrance door opening to:

ENTRANCE HALL with built-in coat/boot cupboard and door opening to:

DAY ROOM/HALL with large bay window to the south overlooking the gardens. Arched opening with two steps up to the inner hall off which the bedrooms and bathroom are located. Door to kitchen/dining room and door into:

SITTING ROOM: A very gracious and calm room with two bay windows and a pedestrian door to outside, all enjoying views over the grounds and to the distant countryside and hills. Feature stone fireplace surround and hearth fitted with an attractive gas fire.

KITCHEN/DINING ROOM fitted with new Phase 3 kitchen affording an extensive range of wall and base cupboards and drawers with work surfaces incorporating a Villeroy and Boch ceramic one-and-a half bowl, single drainer sink unit with mixer tap and window over, large gas hob with cooker hood over and built-in oven and grill in cupboard housing together with integrated appliances. Space for good-sized dining table and chairs. Door to:

UTILITY ROOM with Villeroy and Boch ceramic sink unit with mixer tap and work surface over washing machine plumbing. New wall-mounted mains gas-fired combi boiler. Door to rear garden. Double-doors open to a:

Newly installed **CLOAKROOM** with toilet and basin.

INNER HALL accessed with two steps and archway off the day room/hall. Double storage/cloaks cupboard.

MAIN BEDROOM with dual aspects and triple-doored wardrobe.

EN-SUITE BATHROOM with modern white suite comprising bath with wooden panel and mixer tap, shower cubicle, basin and WC. Attractively tiled surrounds.

BEDROOM 2: Another double bedroom with westerly window affording views to Langdon Woods.

BEDROOM 3: A double bedroom with window to the east.

FAMILY BATHROOM of generous proportions well fitted with a modern suite comprising a panelled bath with shower over and screen, basin and toilet in cupboard housing with wood-effect surface/shelf over. Upright heated radiator/towel rail and complimenting tiled walls with decorative dado height panel. Mirror-doored medicine cabinet, ceramic tiled flooring. Opening, obscure-glazed window.

OUTSIDE

The property is approached over a gated, long tarmac drive across the gardens and leads to a **DETACHED DOUBLE GARAGE** with two metal up-and-over doors, a pedestrian side door, window for natural light and electric lights and points. There is also an extensive parking area.

The gardens are wrap-around but extend mainly to the south and west with sun terrace, long lawns, established bushes and some specimen trees including an iconic monkey puzzle tree.

The rear gardens provide a further patio and lawns with a substantial brick-built studio/shed and greenhouse and there is a highly productive apple tree.

The rear garden backs onto open pasture land and enjoys far reaching views across open countryside.

SERVICES: All mains services are connected including gas. BT point for broadband. Council Tax Band 'G'. For broadband and mobile coverage - see Ofcom website.

TC/CC/KEA250057/27725

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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