



1 Watton View



# 1 Watton View

, Bridport, Dorset DT6 5QZ

Town Centre 0.5 Miles Jurassic Coast 2 Miles

An attractive and beautifully presented Georgian-style home with far-reaching views, located in one of Bridport's most popular residential areas

- Attractive Detached House
- Beautifully Presented Throughout
- Stunning, Far-Reaching Views
- 3/4 Bedrooms, 1 Ensuite
- Wonderful Terraced Garden
- Sun Deck with Jacuzzi
- Double Garage and Parking
- Popular Residential Development Close to Bridport Town Centre

## Offers Over £550,000

### THE PROPERTY

1 Watton View is a highly appealing detached Georgian-style property which offers spacious and beautifully presented accommodation alongside a fabulous lifestyle garden. Located in an elevated position on the edge of a thoughtfully planned development, which was built circa 2004 by well-know local builders C.G Fry and Son Ltd, fantastic, far-reaching country views can be enjoyed throughout the house and garden, both of which been cleverly designed to take full advantage of this glorious outlook. With 3/4 bedrooms on the ground floor level and two well proportioned reception rooms upstairs, which both offer direct access to the garden, the property has a family-orientated, sociable emphasis which makes it a wonderful environment for entertaining and everyday enjoyment alike.

Both reception rooms enjoy Juliet balconies to the front aspect which serve the dual purposes of allowing the views to be enjoyed to their fullest advantage as well as ensuring a wealth of natural light, particularly in the sitting room which also benefits from double doors directly to the garden and a fireplace with wood burner. Across the landing is the kitchen/dining/family room where there is a well appointed kitchen area, featuring quality contemporary-style fitted units beneath quartz work surfaces with comprehensive integrated appliances, alongside space for a family dining table and a dedicated soft seating area. This is supported by a useful utility room with plumbing for laundry facilities and a door to the garden and a cloakroom.



On the ground floor there are 4 bedrooms, one of which is currently used to great effect as a home office/study, ideal for those working from home. Of particular note is the principal bedroom which benefits from built in wardrobes and a spacious ensuite shower room. The two further bedrooms also feature built in storage, and bedroom 3 benefits from double doors leading to the lower courtyard garden. There is also a stylishly appointed family bathroom which has been updated in recent years with a contemporary, quality suite including a P shaped bath with shower over, WC and wash hand basin.

#### **OUTSIDE**

The outdoor space at 1 Watton View is an undoubtedly significant asset. Due to the corner plot, the gardens extend to the rear and the side of the property and, backing onto Allington Hill, are organised into attractive and well laid out terraces offering many fantastic seating and entertaining spaces. Amongst these, the sun deck with its sunken Jacuzzi and the seating terrace are of particular note, both being very well placed to enjoy the views. Established flower, shrub and vegetable beds border the terraces, all very well tended and planted with a variety of interesting flora.

A further benefit is the large double garage which is currently divided into two areas: enjoying power, light and a pedestrian door from the lower courtyard, half is currently used as a home gym, with the other part a useful workshop. There is also ample off road parking.

#### **AGENTS' NOTE**

1 Watton View owns an additional strip of land to the side of the garden, over which the owner of the field behind has right of way.

#### **SITUATION**

Watton View is a sought-after residential address forming part of the highly regarded West Mead Park development which was built circa 2004 and designed to reflect a variety of colloquial property styles. Despite a very peaceful atmosphere, there is a strong and friendly community within the development, as well as in Bridport as a whole. The town centre is just a half-mile flat walk from the property, and there is a bus stop a short distance away, connecting to routes around Bridport as well as Lyme Regis, Dorchester and surrounding villages. Within the town there is a broad variety of shopping, leisure and cultural amenities to suit many tastes including a twice weekly street market, Arts Centre, leisure centre and a thriving high street of independent and national retailers, including a Waitrose supermarket, with schools for children of all ages within the town. The area is designated one of Outstanding Natural Beauty and the World Heritage Site Jurassic Coast is just a mile from the town at West Bay.

#### **SERVICES**

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

#### **VIEWINGS**

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

#### **DIRECTIONS**

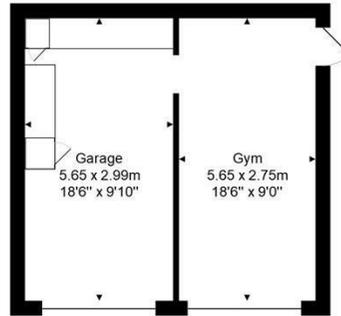
From Bridport town centre follow West Street away from the town hall, continuing across both mini roundabouts onto West Allington. Proceed past Bridport Medical Centre and turn right into Lodge Lane. Bear right into Houndsell Way and then turn left and head up hill to Watton View. The property can be found on the far left-hand side of Watton View.



Produced for

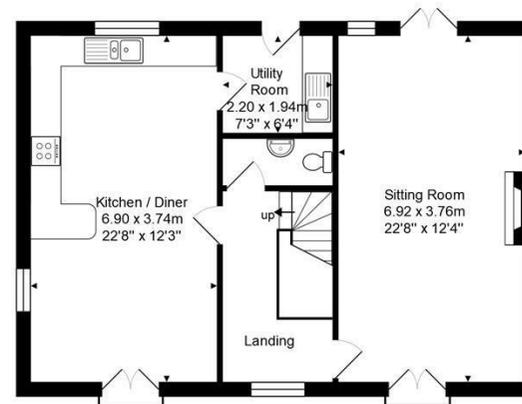


by The EPC Operation

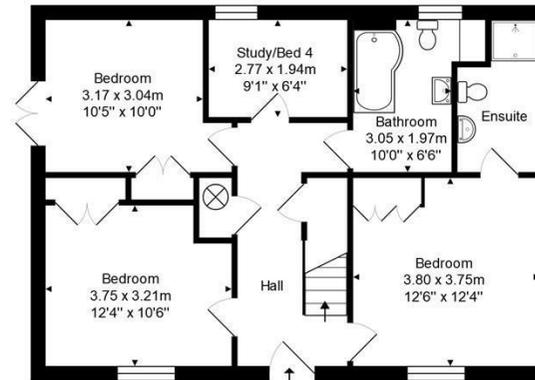


Total Area: 170.9 m<sup>2</sup> ... 1840 ft<sup>2</sup> (including garage/gym)

Not to scale. Measurements are approximate and for guidance only.



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	83

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