



*Potten build 4 bed detached home, Needs to be finished. £715,000 EPC B*  
**Little Croft, Meadow Way, Charmouth, Dorset DT6 6NS**

**FORTNAM**  
**SMITH & BANWELL**

# *in brief...*

Eco friendly, energy saving Potten timber frame home

Large square footage, 4 bedroom house.

Gas underfloor heating on ground & first floors

Master bedroom with feature, floor to ceiling window

Large south facing rear garden ready for landscaping

Requiring some final finishing touches inside

Large kitchen - diner & snug area, with large utility

Sitting room with inglenook fireplace and wood burner

Parking spaces for 3-4 cars

*Spacious home  
requiring some final  
touches!*



## *in more detail...*

This spacious four bed, 2019 timber frame Potten build home, has some final completion points but does offer great family accommodation. Sitting in a good sized plot with a south facing rear garden and generous front garden offering parking for 3-4 cars, it has plenty of opportunity for the new owners to make their own mark.

The covered entrance porch leads into a light hallway, with stairs rising to the first floor, a downstairs cloakroom, door to the sitting room and opens up into a large kitchen-diner. The whole house is eco friendly with gas fired under floor heating, to ground and first floor, via a Worcester Greenstar 24 boiler, and pressurised hot water system. Full double glazed windows and doors, good ceiling and wall insulation contribute to a high energy rating. Each room has its own heating control.

The spacious kitchen-diner has a range of fitted units, with tall integrated fridge, larder unit, fitted microwave, & one and a half Neff oven, integrated dishwasher and bin unit. The large central island has a five burner gas hob, with overhead extractor and breakfast stools. The kitchen is finished with quartz worktops throughout with 1.5 inset sink and hot water tap. The kitchen area has great light from double side windows with overhead ceiling lights. This opens up a large dining and snug area, with a wall of glazing looking over the garden with French doors to one side, opening on a potential patio area. There is a large utility from the kitchen, housing laundry facilities, storage, boiler and large cupboard with all the tank and under floor controls, with an outside door. The cosy sitting room has a feature wall with a large inglenook fireplace with multi fuel burner stove. French doors open onto the patio shared with those from the dining room. The stairs, landing and first floor room all need some final skirting and carpeting to be completed. There are three double bedrooms



and a family bathroom with shower. The master bedroom has an as yet unfinished en-suite... this is an eaves room, with a huge double height feature window, looking south over the garden and filled with light.

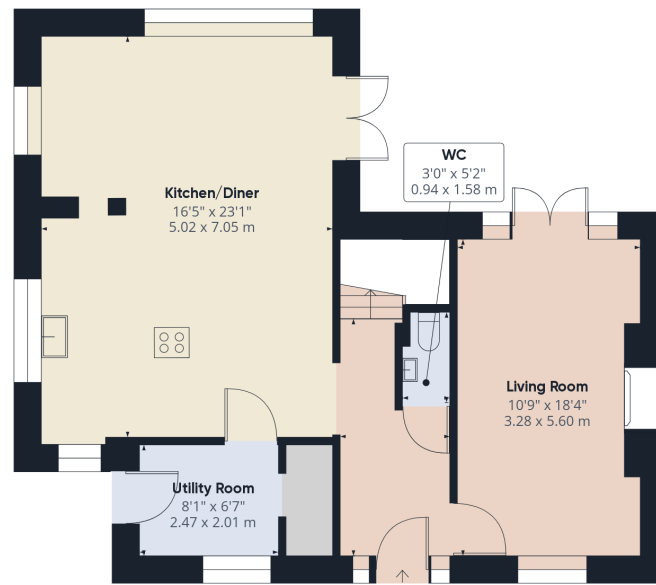
Outside there is a good sized south facing garden ready for landscaping.

Directions: From the centre of the village, turn down Lower Sea Lane towards the sea. Meadow Way is the second on the left and Little Croft is the half way down on the right.

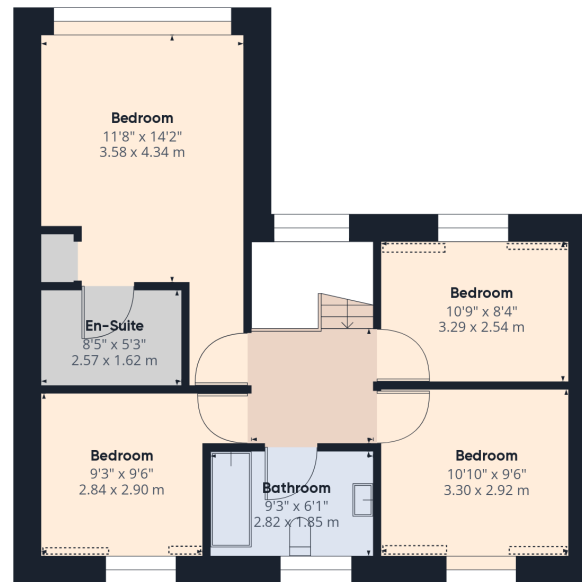
Charmouth is a charming coastal village with a good range of shops & amenities, five minutes to the beach and either of the local pubs. Axminster station with main line trains to both Exeter & London Waterloo is a ten minute car ride away. From Charmouth the buses run to Dorchester and Bournemouth east and Lyme Regis, Axminster and Exeter to the west. We have a local primary school and a great selection of good secondary schools in the vicinity.

EPC B DD C

## *the location...*



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1418.12 ft<sup>2</sup>

131.75 m<sup>2</sup>

**Reduced headroom**

9.79 ft<sup>2</sup>

0.91 m<sup>2</sup>

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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