Detached 4 bed chalet bungalow, garage & garden. EPC D £575,000

Greenhills, Meadow Way, Charmouth, Bridport, Dorset DT6 6NS

FORTNAM
SMITH & BANWELL

- Detached chalet bungalow
- Large open plan, cathedral ceiling living,, dining & kitchen space
- Ground floor master bedroom & shower en-suite
- Two first floor bedrooms plus shower room
- Single garage/office space plus driveway parking for 2 cars
- Recently reconfigured and renovated
- Utility and access to garden
- Further ground floor double bedroom
- Mature south facing rear garden
- Quiet cul-de-sac position, level walk to the beach and village

Totally refurbished family home, close to the sea.

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This 1950s chalet bungalow has been updated and reconfigured to offer a light open plan 4 bedroomed home, with doors opening to a south facing patio and mature garden.

The property benefits from new double glazing, gas Baxi combi boiler, stream lined flush wood burner and non allergenic flooring throughout by Forbo Marmoleum.

The ground floor opens up from an entrance porch and offers a master bedroom and en-suite shower room and further double bedroom, before opening up into a large light and open living space.

The sitting area, with inset log burner and dining area, opens up to the south facing garden via patio doors, has a vaulted ceiling with velux windows.

The kitchen has a full range of contemporary light wood base and wall units, with integrated dishwasher, fridge/ freezer and oven, including a large island unit with induction hob, sink and breakfast bar area. This also opens up to a patio area via large sliding doors. There is also a compact utility area, with space for washing machine and tumble drier, plus coats & shoe storage. The wall mounted Baxi combi boiler is also sited here.

Stairs from the front door lead to two more double bedrooms on the first floor with a further shower room and WC. Good light from a velux window, loft access and eaves storage.

To the easterly side is a single long garage, the rear part is sectioned off and is being used as an office, the front for storage and has parking in front for two cars.

There is a paved path around the property with side access to the west. The front garden is laid to lawn and shrubs offering good privacy. The rear south facing garden has a large decked

patio area which steps down to lawns, fruit trees, a pond and mature shrubs and borders but is generally geared towards low maintenance.

Within a quiet cul de sac, Meadow Way, is a level easy walk to both the lovely Jurassic beach and local shops. Amenities include food stores, chemist, newsagents, two pubs and a doctors surgery. There are regular bus services to nearby Lyme Regis, Bridport & Axminster. Train services from Exeter to Lonon Waterloo are available from Axminster.

Charmouth offers a welcoming community with a local primary school and many local activities for all ages. See www.charmouth.org for more village details.
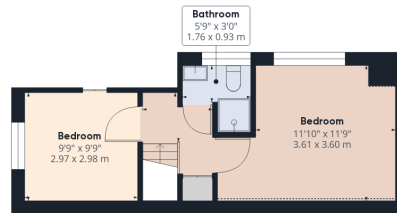
Directions: From the centre of the village, turn down Lower Sea Lane towards the beach, take the second on the left into Meadow Way and Greenhills is the third property on the right.

DFH 1700 EPC D   DC D   No Forward Chain

Utility
4'6" x 6'7"
1.40 x 2.03 m

Living Room/Dining/Kitchen
12'9" x 19'8"
3.90 x 6.02 m

En Suite
4'7" x 4'9"
1.42 x 1.47 m

Office
8'6" x 9'4"
2.61 x 2.85 m

Garage
8'6" x 10'2"
2.61 x 3.12 m

Bedroom
9'10" x 12'9"
3.00 x 3.89 m

Bedroom
12'9" x 9'6"
3.91 x 2.90 m

Entry
3'11" x 2'7"
1.20 x 0.79 m

Ground Floor

Approximate total area[1]

1281.87 ft²
119.09 m²

Reduced headroom

27.45 ft²
2.55 m²

Bathroom
5'9" x 3'0"
1.76 x 0.93 m

Bedroom
9'9" x 9'9"
2.97 x 2.98 m

Bedroom
11'10" x 11'9"
3.61 x 3.60 m

Floor 1

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C
standard.

GIRAFFE360

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