



Unique 4 bed stone & thatched detached house. No chain EPC D
16 Queens Walk, Charmouth, Dorset DT6 6AB £649,950 Freehold
EPC D

FORTNAM
SMITH & BANWELL

in brief...

Uniquely Designed Curved & Thatched Modern Property

Large kitchen diner with integrated appliances

Living Room with fireplace

Attached Garage and separate Carport

Family Bathroom

Character Features with high quality interior fittings and decor

Two Bedrooms with Ensuite + Two further Bedrooms

Low Maintenance Landscaped Gardens

Quiet Central Village Location within a cul de sac

Hive controlled heating with recent new boiler

*Character property
in the centre of
Charmouth*



in more detail...

A unique, attractive, well maintained, detached four bedroom, three bathroom house. Situated in the centre of the village. Two of the four double bedrooms are en-suite, plus a family bathroom and downstairs cloakroom. It also benefits from gas central heating, sealed unit double glazing, garage and parking and a pretty, low maintenance, paved and gravelled garden. The property is constructed of brick and stone under a thatched roof and has been well maintained & regularly improved since its initial construction in 2002. Hive control system with Vaillant boiler.



Entrance via a thatched porch into the hall. Ground floor WC. Large airy kitchen - diner with curved front wall. Good range of fitted white base & wall units with long breakfast bar, granite sink, and Bosch appliances including double oven and hob. Fridge freezer and dishwasher. Waste disposal unit. Space for dining table. Utility room with space for appliances and garden access door. Delightful living room with double aspect windows and French doors to rear garden Central fireplace and French oak sealed flooring. Majority of rooms have Thomas Sanderson bespoke window shutters fitted.



On the first floor, half hexagonal landing with windows to rear. Hatch to loft. Master bedroom with deep integral wardrobes. Double aspect windows with shutters. En-suite with corner mains thermostat shower, WC and basin. Second double Room with fitted wardrobes and en-suite Shower, WC & basin. Third double bedroom to front. Bedroom 4 has three windows to front with built in airing cupboard and wardrobe. Family Bathroom, with bath & mains shower over, WC and basin.



Outside: Attached 17' length Garage with additional rear pedestrian access. Thatched attached 17ft square Carport opposite end with steel gates to frontage. Gabled storage area



below the thatch. Landscaped south east facing rear gardens with paved patio, raised beds and pretty arbour seating area beyond shallow steps. Timber shed. Feature white magnolia tree. Both areas ideal for al fresco entertaining or relaxing in a sunny spot.

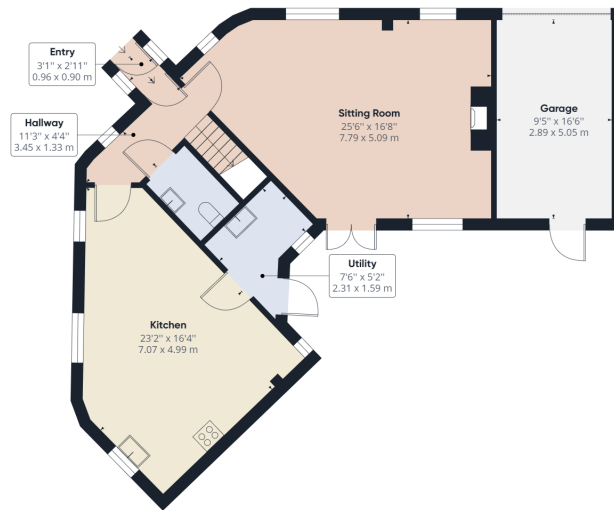
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Directions: From the zebra crossing go east towards Bridport. First on the right is Queens Walk and no 16 is first on the left.

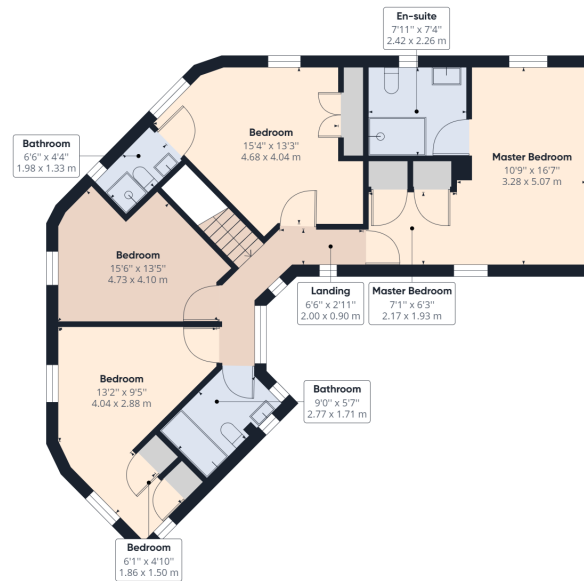
ABOUT CHARMOUTH:

Charmouth is a small, friendly and vibrant community with a good range of shops and amenities. (Including chemist and GP) We have a wide range of local clubs and activities for all age ranges and abilities and of course our wonderful Jurassic Coast and rolling Dorset countryside. (see www.charmouth.org for more details) The local primary school, feeds into good secondary schools, at Woodroffe in Lyme Regis plus Colyton Grammar a little further along the coast.

the location...



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1826.63 ft²
169.70 m²

(1) Excluding balconies and terraces

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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