



Spacious, older house, 3 recep/4 beds/2 baths. Garden/Parking
Alicia, The Street, Charmouth, Dorset DT6 6QE £599,000 Freehold

EPC D

FORTNAM
SMITH & BANWELL

in brief...

Deceptively spacious property

Kitchen breakfast room with range cooker & breakfast bar

Separate dining room/office

Off-street gravelled parking area for 4 cars+

Living room with real & fully functional log burner

4 double bedrooms, including extra-large master

Large family room, opening onto the rear garden.

Rear patio & garden with large storage sheds/workshop

Newly renovated family bathroom + separate family shower room

Ground floor utility/cloakroom + WC

*Deceptively
spacious, flexible
family home!*



in more detail...

Alicia is a very adaptable large south-facing, end-of-terrace house, located in the centre of Charmouth village, five minutes walk from the beach. Deceptively spacious inside, it has three large reception rooms downstairs, currently used as living, dining & family rooms. There is a large off-street, rear gravelled parking area suitable for at least four cars, which is hard to come by in Charmouth. The kitchen is spacious with a breakfast bar and a view of the garden. It includes a large Belling Classic Range gas cooker with two ovens, and the freestanding fridge/freezer and dishwasher will remain. There is also a downstairs utility room which combines as shoe storage, downstairs WC and laundry room.

The first floor has four generously sized double bedrooms with built-in storage, including an extra-large master bedroom, all with carpeted floors. Both upstairs bathrooms have been newly renovated, one with a bath/shower and the other with a shower.

The garden includes a large patio for outdoor dining, plus a lawn and plenty of storage space with two large sheds/workshops.

The ground floor is tiled through to the kitchen, with wooden flooring and carpet elsewhere. Gas central heating and all mains services are available.

Partly dating back to the late 1870s the house has a cottage-like feel but has been extended and renovated for ideal family

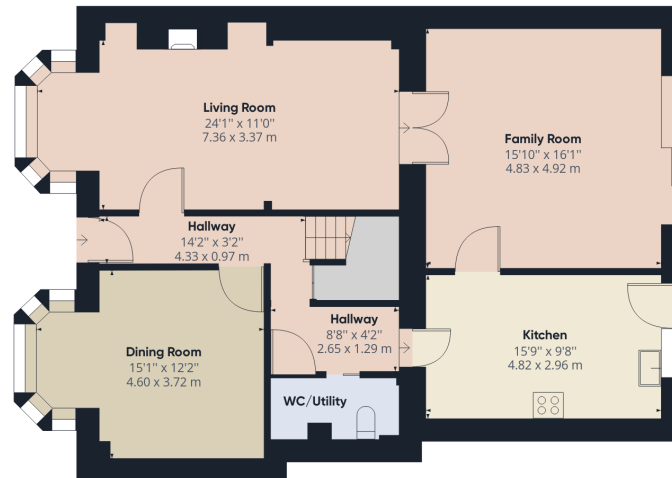


living. The perfect home for countryside living by the beach, a must view!

Directions: Alicia is found almost opposite The Abbots House, on the same side as FSB on The Street, in the centre of the village, with all the shops & amenities, five minutes to the beach and less to 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.

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the location...

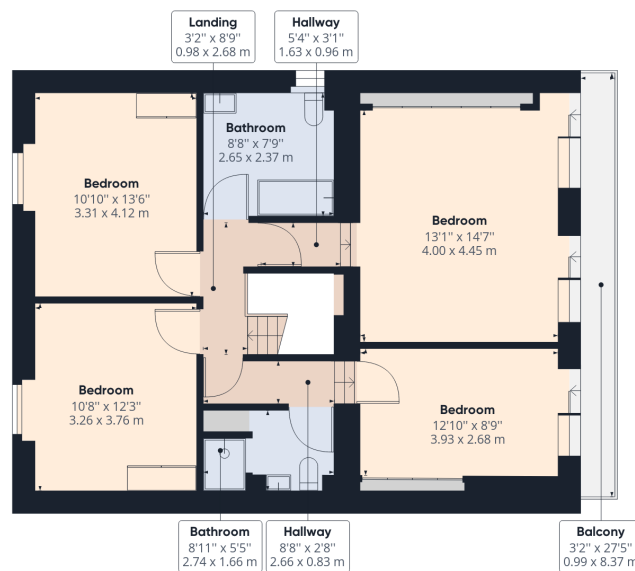


Ground Floor

Approximate total area⁽¹⁾

1830.68 ft²

170.08 m²



Floor 1

(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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