



*Beautiful 4/5 Bed home & s/c 1 bed annexe, EPC E, DDC D, £795,000*  
**Cherry Tree Cottage, Meadow Way, Charmouth, Dorset DT6 6NS**

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



*in brief...*

Detached 4-5 bed property over three floors  
Bed 5 or study + bathroom opposite  
Modern Kitchen and utility/cloakroom  
Three further bedrooms & family bathroom  
Coastal hill views, with level easy walk to the beach

1 bed, self contained annex with holiday letting potential  
South facing to private road  
Master double bedroom with ensuite shower  
Front & rear gardens and first floor balcony  
Conservatory opening to a private front garden

*Beautiful  
modernised family  
home with versatile  
s/c annexe*





## *in more detail...*

A very pleasing individual detached house and separate annex in great order, situated in a convenient yet peaceful level private road just a short walk to the beach. Extensively modernised to include new kitchen, bathrooms and fresh décor in recent years. Maintained to a very high standard by the current owner.

Very flexible accommodation on three floors, with four bedrooms and two bathrooms on the upper two floors, plus lounge diner, conservatory & 5th bedroom/ reception/study. Large utility and kitchen breakfast room on the ground level.

Set back from the roadside with a generous side drive up to a set back annex, the house is clad in pale grey/blue on the upper floors with rendered exterior below giving it a New England feel.

The main entrance is from the driveway at the side, into the hallway, leading to the south facing/living/dining room & conservatory which has French doors into a large decked area ideal for sunny al fresco entertaining. At the back there is a fitted kitchen-breakfast room with door to garden and a spacious utility.

Upstairs on the first floor are three bedroom, one of which has a small en-suite WC & a good sized southerly balcony with coastal hill views. Family shower room. A further flight of stairs up to the master bedroom at the top with an en-suite shower.

Outside: A very pretty landscaped front and rear garden with attractive feature planting and plenty of interest. Patio area to the front screened to provide a private pretty al fresco south facing outside area.

Annexe: Recently converted to a very high standard to provide 1 bed self contained accommodation. Separate entrance. Ground



floor Kitchen/ sitting Room, Conservatory/dining room. Plus shower room. Upstairs double bedroom and Wc. Parking for the annexe for 1 car. Useful for extended family or holiday let income if desired.

All mains services. Private road recently resurfaced to a high standard. Five minutes level walk to both the beach & village shops

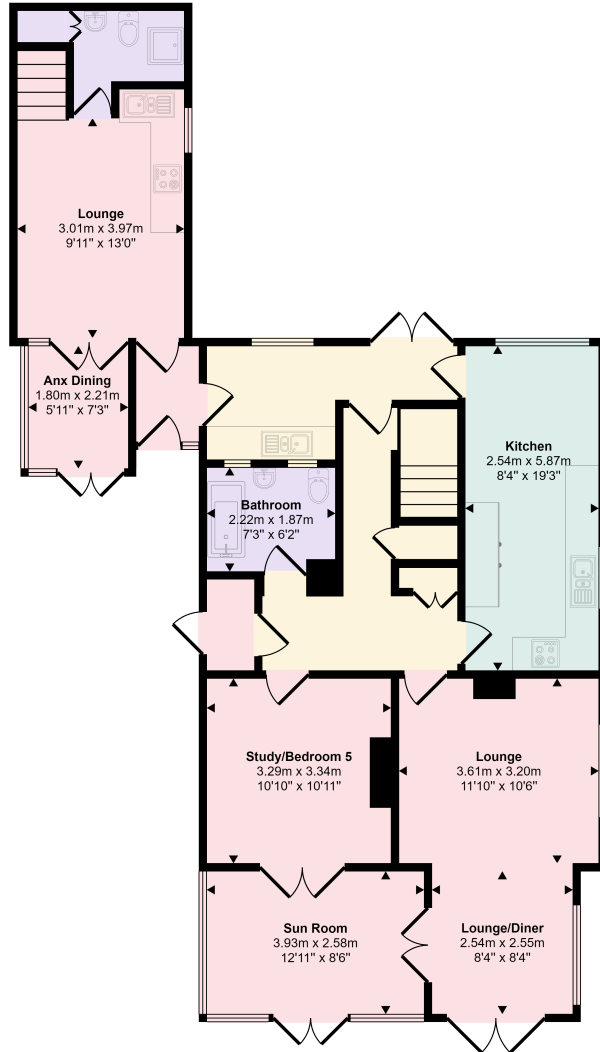
Directions: From the pedestrian traffic lights in the centre of the village turn down Lower Sea Lane towards the beach. Meadow Way is the second turning on the left and Cherry Tree Cottage is the third house on the left.

Charmouth offer a welcoming village community with a great range of local amenities, activities and shops. See [www.charmouth.org](http://www.charmouth.org) for more details. Local Primary School with secondary links to the Woodroffe School & Colyton Grammar. A stones throw from the lovely Southwest Coast Path. Easy short drive to Lyme Regis, Bridport & Axminster.

EPC E DDC D Annex B Property Ref: DFH1023

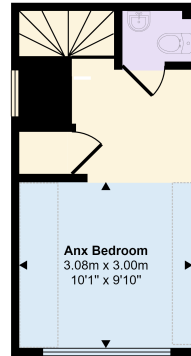
## *the location...*

Approx Gross Internal Area  
198 sq m / 2128 sq ft

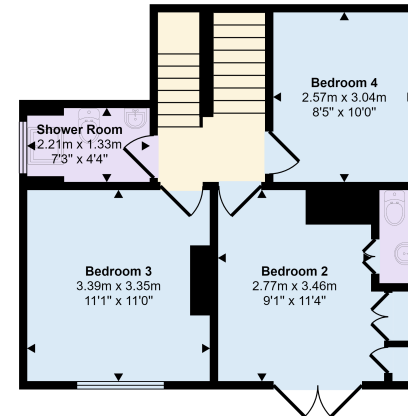


Ground Floor  
Approx 109 sq m / 1170 sq ft

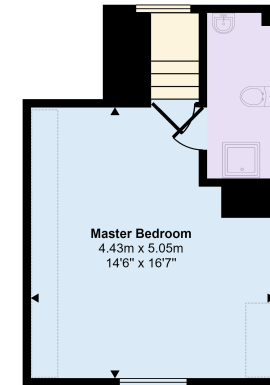
☐ Denotes head height below 1.5m



Annexe First Floor  
Approx 19 sq m / 206 sq ft



First Floor  
Approx 43 sq m / 458 sq ft



Second Floor  
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.