



10, Rockway



# 10, Rockway

Shipton Gorge, Bridport, DT6 4LW

Burton Bradstock/The Sea 2 miles. Bridport 3 miles.

An attractive and spacious detached bungalow in a peaceful and very sought after location within the popular Bride Valley village of Shipton Gorge

- Attractive peaceful location
- 3 Double bedrooms, 2 bathrooms (1 en-suite)
- Lovely country views
- Integral garage and large driveway
- Popular peaceful Bride Valley village
- Generous 1433sqft
- Large 'L' shaped living/dining room
- Good sized and secluded west-facing rear garden
- No forward chain
- Freehold. Council Tax Band E

Guide Price £500,000

## THE PROPERTY

10 Rockway is a very attractive detached bungalow set in good sized and well stocked gardens, very well located at the end of the well established cul-de-sac of Rockway. It was traditionally built by the well known local builder, Rosamond, in the early 1970s, having reconstituted stone-faced elevations and the largest original design in Rockway.

The bungalow has been under the current ownership for over 30 years and very well cared for. The accommodation is well proportioned and enjoys lovely views to the front over the surrounding countryside taking in Shipton Hill.

The property offers mains gas central heating, uPVC sealed unit windows/doors, fitted kitchen with electric oven and gas hob plus plumbing for both washing machine and dishwasher, large reconstituted stone open fireplace, en-suite shower room and fully tiled bathroom (both with mains showers), built-in wardrobes to two of the bedrooms and integral garage with remote control door.

The well presented accommodation comprises entrance lobby, reception hall with pull-down ladder to attic, large 'L' shaped living/dining room, kitchen, principal bedroom with en-suite shower room, bedroom 2 (or study) with outside door, third bedroom, bathroom.

The lovely gardens are a further big selling feature, being well stocked, level and enjoying a very sunny, secluded, west-facing rear aspect, backing onto a large private field (this land is held in trust and can never be sold for development).



## OUTSIDE

The bungalow has a long and wide tarmac driveway, providing plenty of parking, leading to an integral garage with remote control door.

Large well stocked front garden down to lawn together with flower and shrub beds. Pedestrian gates to both sides of the property. Large well stocked rear garden, which is attractively laid out, landscaped and featuring adjoining paved terrace with pergola and sun blind, expanses of lawn with a wide variety of flower and shrub beds, specimen trees including palm, small lilypond and rockery, timber shed.

## SITUATION

Shipton Gorge is a delightful and peaceful West Dorset village, in an area known as the Bride Valley. The village has won several 'Dorset Best Village' awards in the past. There is an active community with a good range of amenities including a public house, church, village hall and playing fields.

The immediate locality is designated as Area of Outstanding Natural Beauty (AONB) and the beautiful World Heritage Jurassic Coast is within only a few miles. There are delightful country walks right on the doorstep. The nearby village of Burton Bradstock has a wider range of amenities plus bathing beaches, whilst the thriving market town of Bridport is within only a few miles, with an excellent range of business, leisure and shopping facilities. Dorchester is also within easy reach with mainline rail service to London Waterloo.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 6Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE and Three for voice and data services inside and outside and O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## VIEWINGS

Strictly by appointment with Stags Bridport.

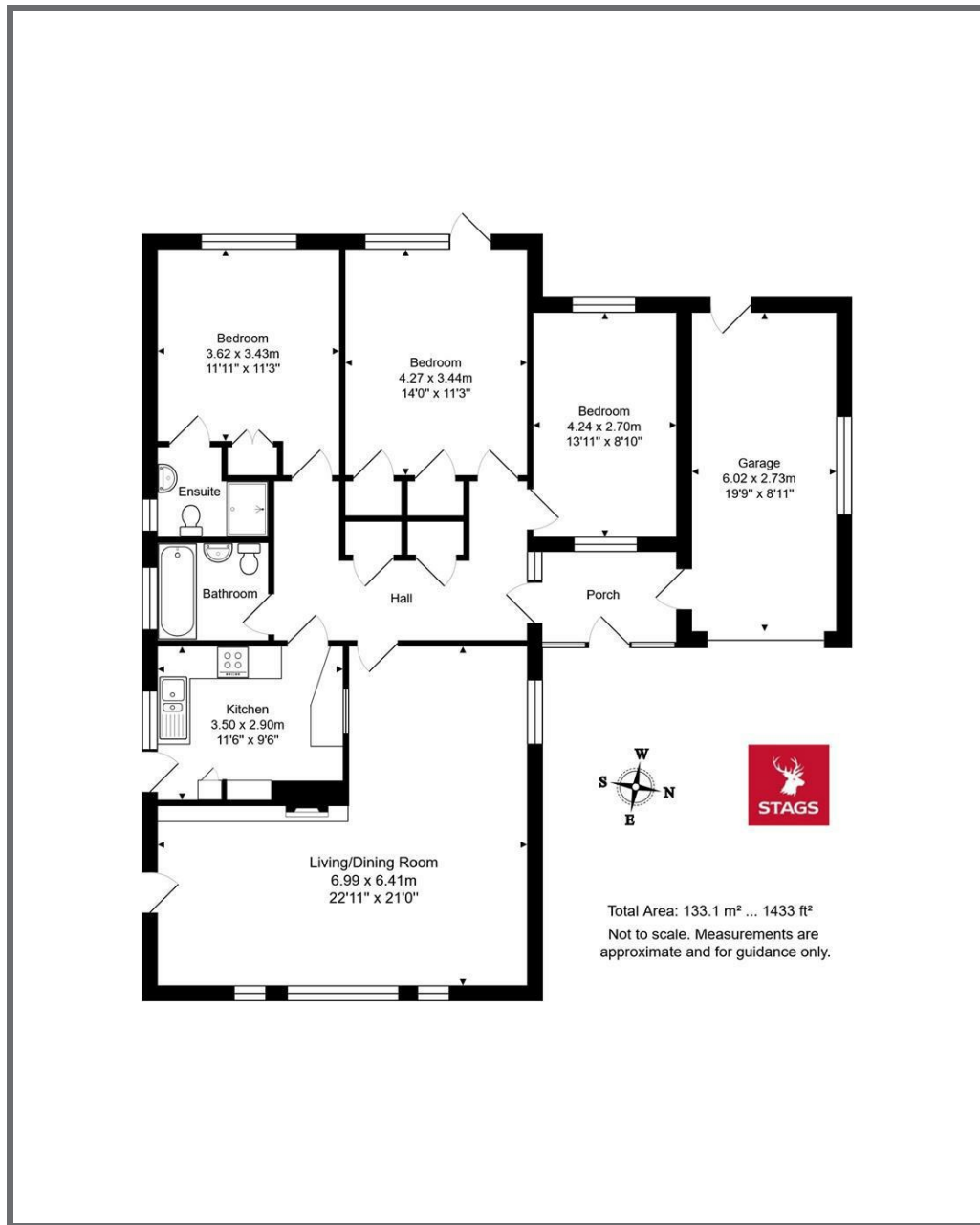
## DIRECTIONS

From Bridport go east along the A35 towards Dorchester. After about 2 miles turn right, signed Shipton Gorge and Burton Bradstock. Go into the village and Rockway is the 1st road on the right. The bungalow is found at the far end.

What3Words: ///outright.downsize.seated



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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