



15, Napier Close



# 15, Napier Close

Puncknowle, Dorchester, DT2 9BQ

Bridport 6 miles. Coast 1.5 miles. Burton Bradstock 3 miles.

A very spacious 4 bedroomed, 2 bathroom house, enjoying country views in this popular Bride Valley village only a few miles from the Jurassic Coast

- Attractive family house
- Well presented
- Large living/dining room
- West-facing garden
- Sought after Bride Valley village
- Spacious 1308sqft
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- Conservatory
- Garage and parking
- Freehold. Council Tax Band C

## Guide Price £330,000

### THE PROPERTY

15 Napier Close is a very spacious terraced village house in a peaceful and sought after Bride Valley village, very close to the coast. It was privately built by the well-respected local builder, Rosamund, with reconstituted stone-faced elevations. The house faces east/west and enjoys pleasant views over the village and the Bride Valley.

Under the current ownership, the house has been subject to extensive upgrading/improvement and a loft conversion, to now provide a very spacious home.

The many excellent modern features include electric central heating (water filled radiators and pressurised system), replacement part leaded light style uPVC windows and doors, modern fitted kitchen with pine worktops and Rangemaster range cooker, uPVC conservatory and modern bathroom and en-suite facilities. In addition, the living room features a large stone fireplace with wood burner.

Properties of this size and price range rarely come up in the Bride Valley and viewing is strongly recommended by the sole agents.



**OUTSIDE**

There is a single garage with parking to the front, allocated nearby there is also a parking space directly opposite the rear garden (not part of the freehold title).

The property overlooks a private open green, which is owned by some of the residents in Napier Close (the area immediately in front belongs to No. 15). The residents pay a contribution towards the grass cutting of the green (currently around £5 per month per house).

There is a small lawned front garden. The rear garden enjoys a sunny west-facing aspect and lovely views over The Bride Valley. It is fully enclosed and designed for easy maintenance, down to paving with borders plus rear pedestrian gate.

**SITUATION**

Puncknowle is a peaceful and attractive village in the beautiful area known as the Bride Valley. The village has a thriving community and excellent amenities include a thatched pub, playing fields, church and village hall. The nearby village of Litton Cheney has a popular primary school, just a few miles away, whilst the villages of Burton Bradstock and Abbotsbury are also nearby (both with shops). Bus services are available in nearby Swyre.

The area is designated as one of outstanding natural beauty (AONB) and the stunning World Heritage Site Jurassic Coast/Chesil Beach (some 18 miles long) is very nearby at West Bexington. The historic town of Bridport is only about 10 minutes' drive with excellent facilities, a twice weekly street market and a leisure centre with swimming pool. Dorchester and Weymouth, both with rail services to London, are about 12 miles.

**SERVICES**

Mains electricity, water and drainage. Electric central heating (water filled radiators).  
Broadband - Standard up to 2Mbps and Superfast up to 78Mbps.  
Mobile phone service providers available is O2 for voice and data services inside and outside and EE, Three 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).

**RESIDENTIAL LETTINGS**

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

**AGENTS NOTE**

The property was taken on by an Associate Partner, Martin Bowen-Ashwin, who has lived in Puncknowle for some 30 years. He would be very happy to talk to interested buyers about the property and living in the village.

**VIEWINGS**

Strictly by appointment with Stags Bridport.

**DIRECTIONS**

From Bridport take the B3157 coast road towards Weymouth. Proceed through Burton Bradstock onto Swyre, taking the 1st left to Puncknowle. Drive through the village past The Crown and Napier Close is on the right after about 200 yards (you can park by the playing fields and walk up or park in the small layby off Clay Lane.

What3Words///funded.replenish.zapped



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.

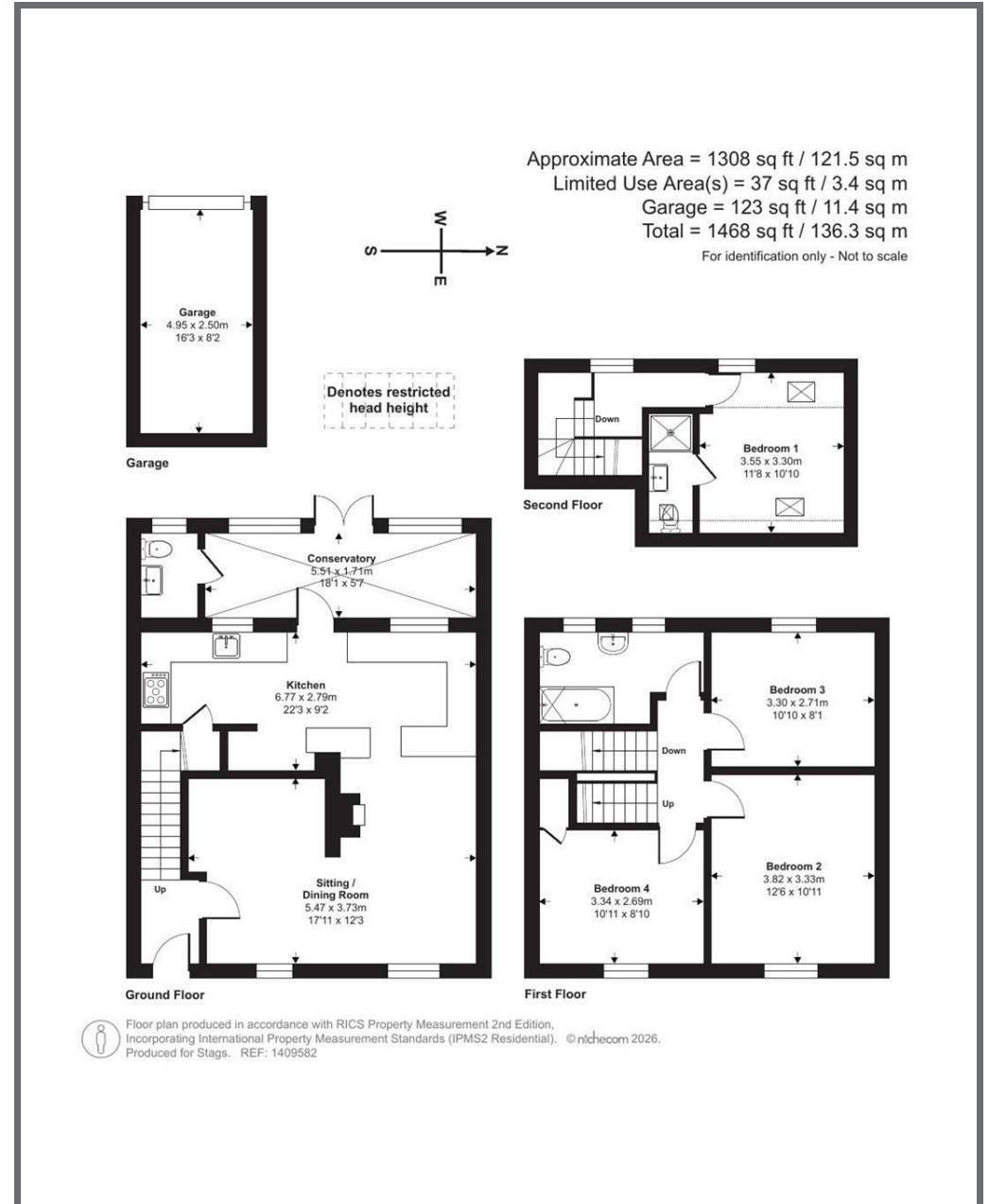


| Energy Efficiency Rating                    |   |    |
|---------------------------------------------|---|----|
| Very energy efficient - lower running costs |   |    |
| (92+)                                       | A |    |
| (81-91)                                     | B |    |
| (69-80)                                     | C |    |
| (55-68)                                     | D |    |
| (39-54)                                     | E | 43 |
| (21-38)                                     | F |    |
| (1-20)                                      | G | 53 |
| Not energy efficient - higher running costs |   |    |
| England & Wales                             |   |    |
| EU Directive 2002/91/EC                     |   |    |

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