



## 6 Woodroffe Meadow

Lyme Regis, Dorset. DT7 3NX

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A beautifully presented double fronted modern four bedroom detached family home situated in a wonderful cul-de-sac location within walking distance of the town and beach

- Spacious entrance hallway with a cloakroom
- Superb triple-aspect sitting room with a gas fire
- Wonderful modern kitchen and utility room
- Well-proportioned separate dining room
- Four first-floor double bedrooms
- Principal en-suite and a modern family bathroom
- Neat enclosed level rear garden
- Attached single garage and a driveway
- Walking distance to the town and beach

Guide Price £650,000

### SITUATION

6 Woodroffe Meadow is located in a wonderful corner plot position on the select development, traditionally built by Cavanna Homes in 2011. It's located at the top of the cul-de-sac and is also within easy reach of the town's highly regarded academy secondary school. The World Heritage Jurassic Coast, with its dramatic cliffs stretching out to Portland in the distance. Lyme Regis has an extensive range of independent shops and boutiques and is famous for its historical Cobb harbour. There are also many recreational and sporting facilities that include a sailing club, bowls, sea fishing and a well-respected golf course, which sits on the top of the cliff.

The busy market town of Axminster lies approximately 6 miles to the north-west, which also has an excellent variety of shops and a mainline rail link to London Waterloo. There are some excellent schools close at hand and the property falls within the catchment area of the 'outstanding' Woodroffe School. Colyton Grammar, one of the country's top mixed state schools, is just 6 miles away.





## THE PROPERTY

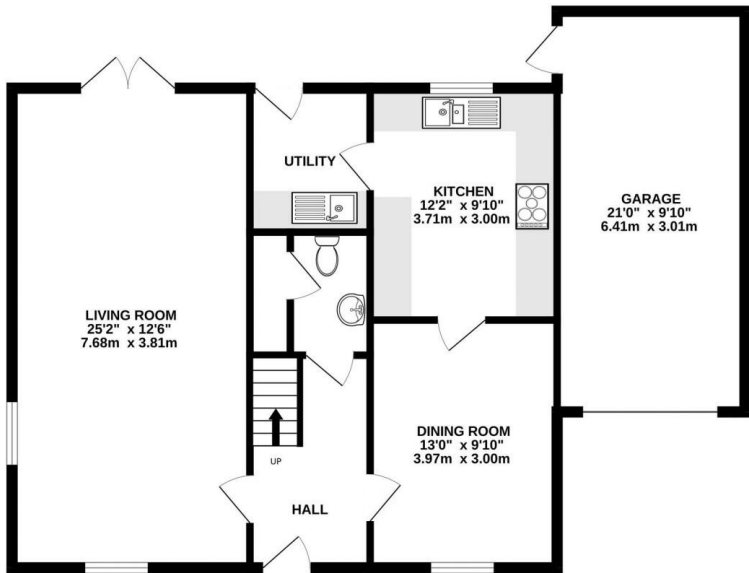
6 Woodroffe Meadow is a beautifully presented detached home that is situated on the small exclusive development located just half a mile from Lyme Regis town centre and sea front. The well-proportioned accommodation has a good-sized entrance hall which leads to the large triple aspect sitting room with a fitted gas fire and quality limestone surround. The modern fitted kitchen has plenty of storage, integrated appliances and a utility room to the rear. Also on the ground floor is spacious dining room and cloakroom. On the first floor are the 4 double bedrooms, the superb principle bedroom has a walk-in wardrobe and an en-suite shower room. The modern family bathroom has a lovely white suite with a shower attachment to the bath.

## OUTSIDE

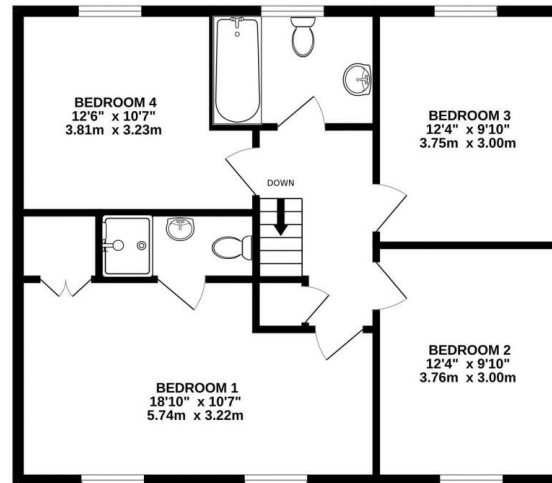
The very pretty enclosed level rear garden is in the main laid to lawn with colourful shrub and flower borders. Secluded flagstone patio area, perfect for sitting out during fine weather. Gated front access. Attached single garage with electric door, eves storage, power and light.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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## DIRECTIONS

From the A35 at The Hunter's Lodge Inn, take the B3165 (Lyme Road) South signposted Uplyme and Lyme Regis 2 miles. Follow the B3165 through Uplyme passing the service station on the left hand side. Continue past the turning to Tappers Knapp on the left hand side and Woodroffe Meadow will be found after a short distance on the right. Follow the road around and number 6 will be found on the left hand side.

**SERVICES** - Mains gas, drainage, electricity and water.

**LOCAL AUTHORITY** - Dorset Council - 01305 221000. Council Tax Band: F

**ENERGY PERFORMANCE CERTIFICATE** - Rating: C



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