



3 Oak View

Lyme Regis, Dorset, DT7 3FA

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An exceptional five double bedroom detached executive house situated in a southerly facing elevated position within a wonderful small cul-de-sac with excellent corner plot landscaped gardens and views

- Bright and spacious entrance hall
- Spacious triple aspect sitting room with a wood burner
- Quality kitchen/breakfast room with a large central island
- Superb dining room, utility and cloakroom
- Large first-floor landing with a balcony and sea glimpse
- Five first-floor double bedrooms
- Split-level principal suite with an en-suite and dressing room
- Guest en-suite and a large family bathroom
- Beautiful landscaped gardens with a detached studio
- Integral double garage and good-sized brick paved driveway

Guide Price £1,150,000

SITUATION

3 Oak View is located on the small modern sought after development built by Bloor Homes in 2015. Oak View is a small cul-de-sac on the eastern side of the town and is a short distance from some lovely walks to the town, the beach and countryside.

Lyme Regis is a coastal town on the Jurassic World Heritage coastline with a good range of amenities, chain stores, eateries and cultural facilities. The town is renowned for its geology and is a major fossil hunting centre. There are many walks along local footpaths and clifftops. Lyme Regis is located 25 miles west of Dorchester and 25 miles east of Exeter and 27 miles southeast of Taunton. The market town of Axminster offers a good range of additional amenities as well as a mainline train station on the London Waterloo line.





THE PROPERTY

3 Oak View is an outstanding modern home which has been meticulously maintained and improved to an exceptional standard with bright and spacious accommodation arranged over two floors. The lovely welcoming entrance hall with quality Amtico flooring throughout the ground-floor leads to the wonderful large kitchen/breakfast room which has plenty of storage, Quartz worktops, and a superb central island with a wooden top and integrated wine cooler. Bi-fold doors open out to the rear garden. An archway opens into a well-proportioned dining room and a utility with a modern cloak-room. Also, on the ground-floor is the fantastic triple aspect sitting room with a new wood burner. On the first-floor is a good-sized landing with a balcony that enjoys the southerly views and sea glimpses. There are five double bedrooms which have been beautifully decorated, the guest bedroom has an en-suite shower room. Worthy of particular mention is the principal suite with steps that lead down into the room with a quality en-suite bath/shower room and a walk-in dressing room. The large family bathroom also has a white suite with a bath and a separate shower.

GARDENS

The good-sized corner plot gardens that surround the property have been beautifully landscaped by the present owners and are a real asset for this wonderful home. Steps lead up to the gardens to one of the many seating areas that have been created to fully enjoy all the aspects of the gardens at different times of the day. In the main the garden is laid to lawn with fully stocked beds and borders that provide year-round colour and interest. There is also a productive vegetable garden with an aluminium greenhouse, feature wild-life pond and a raised decking area with a pergola, perfect for sitting out on during fine weather.

Worthy of particular mention is the fantastic detached wooden framed studio with two bi-fold doors, this provides a great entertaining space with additional storage, power and light. The front garden is open-plan and laid to lawn with a brick paved driveway which provides plenty of parking in front of the integral double garage.







DIRECTIONS

From the centre of Lyme Regis, proceed to the bottom of Broad Street and continue through the traffic lights eventually merging into Charmouth Road. Proceed past the second give way point and take the left hand turning into Pine Ridge. Follow the road around to the right into Woodberry Down Way, and continue to the far end of the development, taking the right hand turning into Oak View. The property can be found after a short distance on the left hand side.

SERVICES

Mains electricity, water , gas and drainage.

LOCAL AUTHORITY

Dorset Council
Tax Band: G.
Tenure: Freehold

ENERGY PERFORMANCE CERTIFICATE

Rating: B

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01404 42456

devon@humberts.com

