

41, Woodberry Down Way







41, Woodberry Down Way,

Lyme Regis, DT7 3QU

Lyme Regis Town Centre and Beach 20 minutes' walk. Golf club 15 minutes' walk. Bridport 10 miles. Axminster 5 miles.

A very attractive well appointed and spacious detached house, well located on a sought after development in the picturesque and highly sought after coastal town of Lyme Regis.

- Very attractive detached house
- 4 Bedrooms
- Living room
- Integral garage and good sized driveway
- Highly sought after Lyme Regis
- Spacious 1,275sqft
- 2 Bathrooms (1 en-suite)
- Kitchen/dining room with stunning garden room
- Private sunny south-facing rear garden
- Freehold. Council Tax Band E

Guide Price £595,000

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THE PROPERTY

41 Woodberry Down Way is a very attractive, well appointed and spacious, detached house well located on the popular Woodberry Down development, in the picturesque and highly sought after coastal town of Lyme Regis. It was built by Bloor Homes in 2018, having attractive red brick elevations under a slate roof.

The excellent specification includes gas central heating, part leaded light style uPVC windows, contemporary well equipped kitchen with comprehensive Bosch appliances (electric double oven, ceramic hob, cooker hood, fridge/freezer and dishwasher), utility room with matching contemporary units, contemporary sanitaryware and built-in wardrobes to the principal bedroom. The accommodation is very well presented and benefits from a sunny south-facing rear aspect with seasonal sea glimpses.

The accommodation extends to:

Ground floor - Large covered porch, reception hall, living room, open plan kitchen/dining room/garden room with large roof lantern, utility room, cloakroom.
First floor - Landing with pulldown ladder to attic (part boarded), principal bedroom with en-suite shower room, three further bedrooms, bathroom/shower room.

OUTSIDE

The house is well located on a level plot, part bounded to the front by attractive railings.

Tarmac driveway, with parking for up to 4 cars, leading up to the integral garage.

The front garden is laid to lawn together with flower and shrub beds. Pedestrian gates to both sides of the house. The rear garden enjoys the sunny and private south-facing aspect with large adjoining paved terrace, good sized lawn and raised beds, it is fully enclosed with fencing and brick walls.













SITUATION

The house is well located towards the end of Woodberry Down Way, a no-through road, and close to open space. It is situated on the northeast side of the picturesque coastal town of Lyme Regis. The town centre and esplanade are within 15 to 20 minutes' walk. Lyme Regis is a very historic coastal town offering a wide range of shopping and leisure facilities including sailing, diving, fishing, golf and bowling. The town also has a theatre and is well served by several medical and dental practices, excellent local schools and is within easy reach of the renowned Colyton Grammer School. To the north is the market town of Axminster with railway station on the Waterloo line. Lyme Regis golf course is within only a 2 minute drive.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 13Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps
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).

AGENTS NOTE

There is a service charge of approx £220 payable every six months to First Port for the upkeep of the communal areas.

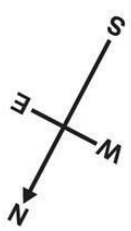
VIEWINGS

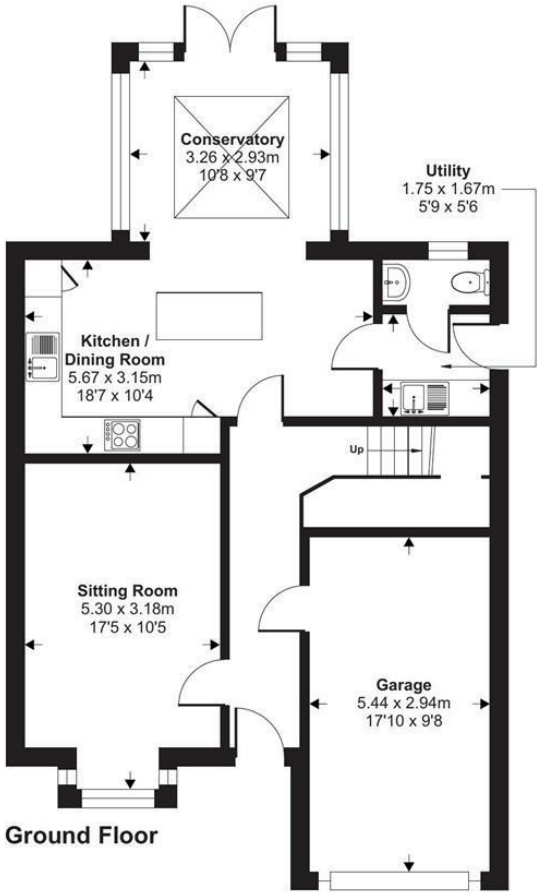
Strictly by appointment with the sole selling agent, Stags Bridport.

DIRECTIONS

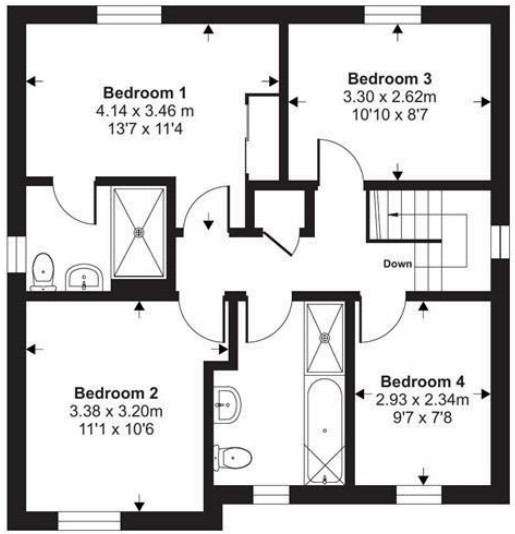
From the A35 at Charmouth, follow the signs to Lyme Regis. As you come down the hill towards the town turn right into Pine Ridge and then right again into Woodberry Down Way. The house is found towards the end on the left.
What3Words: ///glory.motive.joins

Approximate Area = 1275 sq ft / 118.4 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 1447 sq ft / 134.3 sq m
For identification only - Not to scale





Ground Floor

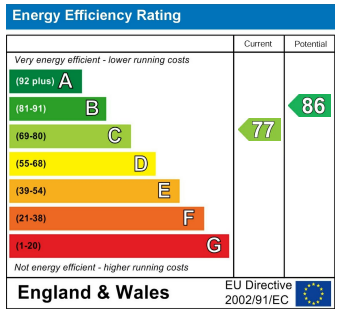


First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1498825



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