



Casterbridge







Casterbridge, 30 Annings Lane

Burton Bradstock, Bridport, DT6 4QN

Hive Beach/Jurassic Coast 0.7 mile. Bridport 3 miles.

A most attractive and spacious individual detached chalet style home set in large, secluded gardens, in a favoured location within the highly sought after coastal village of Burton Bradstock.

- Prime coastal village with award winning beach
- 4-5 Bedrooms, 3 bathrooms (2 en-suite)
- Kitchen/breakfast room, utility
- Beautiful well stocked secluded gardens
- Level walk to village centre
- Highly desirable and peaceful road
- 2-3 Reception rooms, conservatory, sunroom
- Very spacious 2113sqft
- In all about 0.45 acre
- Freehold. Council Tax Band F

Guide Price £885,000

Stags Bridport

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THE PROPERTY

Casterbridge is a very attractive, spacious and much improved, individual chalet style home in one of West Dorset's most sought after villages and is set in beautiful, secluded gardens whilst enjoying long range village and country views, taking in the church and Bindbarrow.

The property backs onto the grounds of Norburton Hall and was believed to have been built in 1959, having colour-washed rendered elevations with low maintenance PVC fascias and soffits.

The property has been under the current ownership since 2002 and subject to extensive refurbishment and maintained to a very high standard.

The well presented and proportioned accommodation is both very extensive and versatile to suit individual requirements.

The many excellent amenities include gas-fired central heating with pressurised hot water system, uPVC sealed unit windows and doors, well equipped kitchen with light wood fronted units, Neff electric double oven and gas hob.

There are attractive bathroom/shower room fittings, a feature fireplace with wood burner style gas fire and low energy downlighters.

There are built-in wardrobes to a number of the bedrooms.

The principal ground floor rooms feature the original herringbone woodblock flooring.

The generous accommodation extends to:

Ground floor - Imposing pillared entrance porch, dining room, living room, sunroom, uPVC conservatory, kitchen/breakfast room, utility room, inner hall, bedroom 1 with en-suite shower room, bedroom 2, inner lobby, bedroom 5/study, bathroom.

First floor - Landing, bedroom 3 with en-suite shower room, bedroom 4.

The extensive, beautiful and well stocked secluded gardens are a further big selling feature of the property, together with garaging, extensive parking and a good range of garden outbuildings.

The availability of Casterbridge is very rare and viewing is strongly recommended by the sole agent, Stags.





OUTSIDE

Casterbridge stands in the centre of the very large plot of about 0.45 acres.

It is set well back and screened, being approached through double gates onto a tarmac driveway with generous turning area and parking with access to the detached garage.

The gardens are reasonably level for ease of maintenance and have been subject to considerable improvement and planting, under the current long ownership, to create a wonderful outside space. The front garden is down to lawn together with a number of specimen trees and shrubs, palm tree, summerhouse with sitting out area and featuring a small pond with waterfall plus grotto feature.

The extensive rear garden is, again, very attractive with large expanses of lawn interspersed with a wide variety of flower and shrub beds, specimen trees, fruit trees including apple and pear, sitting out areas and vegetable/fruit area.

At the far rear is a secret pathway with log store and further gardens extend to the side with pedestrian access.

Useful range of garden outbuildings – Timber toolshed/store and potting shed.

SITUATION

Casterbridge occupies a peaceful and private setting in the attractive and favoured road of Annings Lane and within easy level walking distance of the village centre. Burton Bradstock is considered to be one of the most attractive and sought after villages in West Dorset, lying on the coast. It is a conservation village, and the centre consists mainly of period stone and thatched cottages for which the area is particularly well known.

There are excellent local amenities including a shop/garage, Post Office, library, public house, church, village hall and popular primary school. There is also the excellent and award winning Hive Beach, which forms part of the stunning Jurassic Coast World Heritage Site and the area, as a whole, is designated as one of outstanding natural beauty (AONB). On the doorstep there are public footpaths giving easy access to the open countryside, riverside walks and to the beach and clifftops beyond.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

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

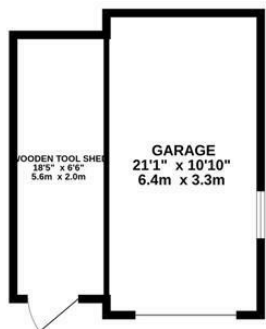
Strictly by appointment with Stags Bridport.

DIRECTIONS

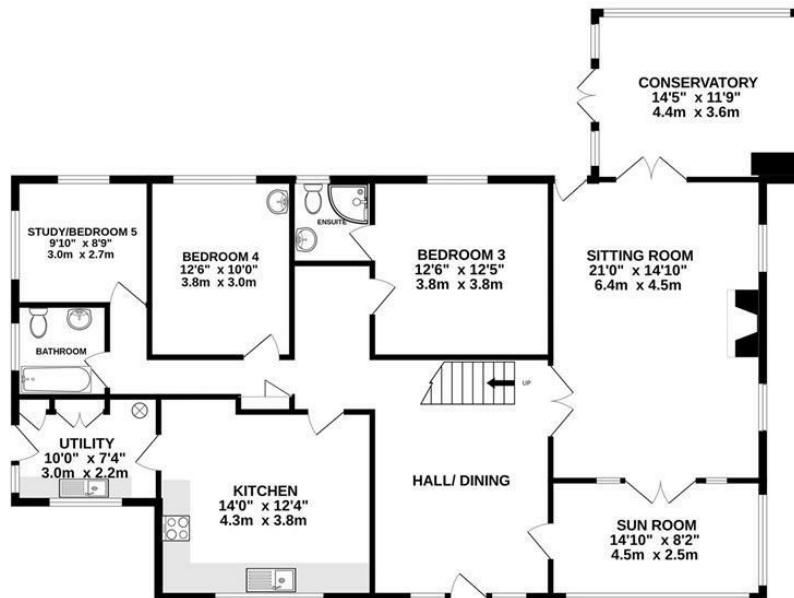
From Bridport follow the B3157 coastal road to Burton Bradstock and turn left by the Anchor Inn into Shadrach. After a short distance turn right into Annings Lane and the property is the 5th on the left, after passing the turning into Norburton.

What3Words: ///golf.unite.arts

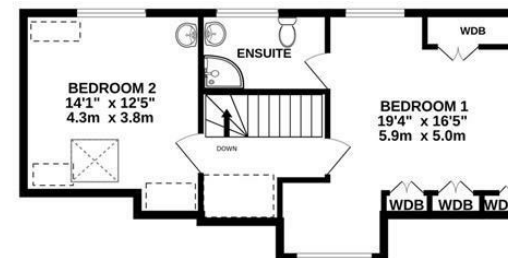
GARAGE
348 sq.ft. (32.4 sq.m.) approx.



GROUND FLOOR
1611 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



CASTERBRIDGE, 30 ANNINGS ROAD, BURTON BRADSTOCK, DT6 4QN

TOTAL FLOOR AREA : 2113sq.ft. (196.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



