



**Reap Lane**  
Portland, DT5 2JX

 3  1  1  C

**Asking Price**  
**£325,000 Freehold**



# Reap Lane

Portland, DT5 2JX

- Detached Three-Bedroom Family Home
- Beautiful Countryside Views
- Spacious Living/Dining Room
- Bright Conservatory Overlooking The Rear Garden
- Lovely South-Facing Rear Garden
- Detached Garage With Direct Garden Access
- Two Off-Road Parking Spaces
- Versatile Bedroom/Home Office
- Ground Floor Cloakroom
- Popular Residential Location Close To Amenities & Coastal Walks





Situated in a sought-after residential location on Portland, this attractive **DETACHED THREE-BEDROOM FAMILY HOME** boasts a **SOUTH-FACING REAR GARDEN**, **DETACHED GARAGE**, two **OFF-ROAD PARKING** Spaces and Beautiful **COUNTRYSIDE VIEWS** from Bedrooms One and Three. Offering well-proportioned accommodation throughout, the property is ideal for families, couples and those seeking a peaceful setting close to local amenities and the stunning Jurassic Coast.



The accommodation begins with a welcoming entrance hallway leading to a spacious living/dining room. This bright and comfortable space is perfect for both everyday living and entertaining, benefiting from a feature gas fire and useful understairs storage. To the rear, a conservatory overlooks the garden and provides an additional reception area to enjoy throughout the year.

The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space for day-to-day family living, with the added benefit of enjoying the morning sun.

Upstairs, there are three double bedrooms and a family Shower room. Bedrooms One and Three enjoy delightful far-reaching views across neighbouring countryside fields. Bedroom three is currently being used as a home office. The modern fitted shower room comprises of spacious shower, wash-hand basin and a WC. Additionally to the first floor, loft storage is available via a fitted loft ladder.



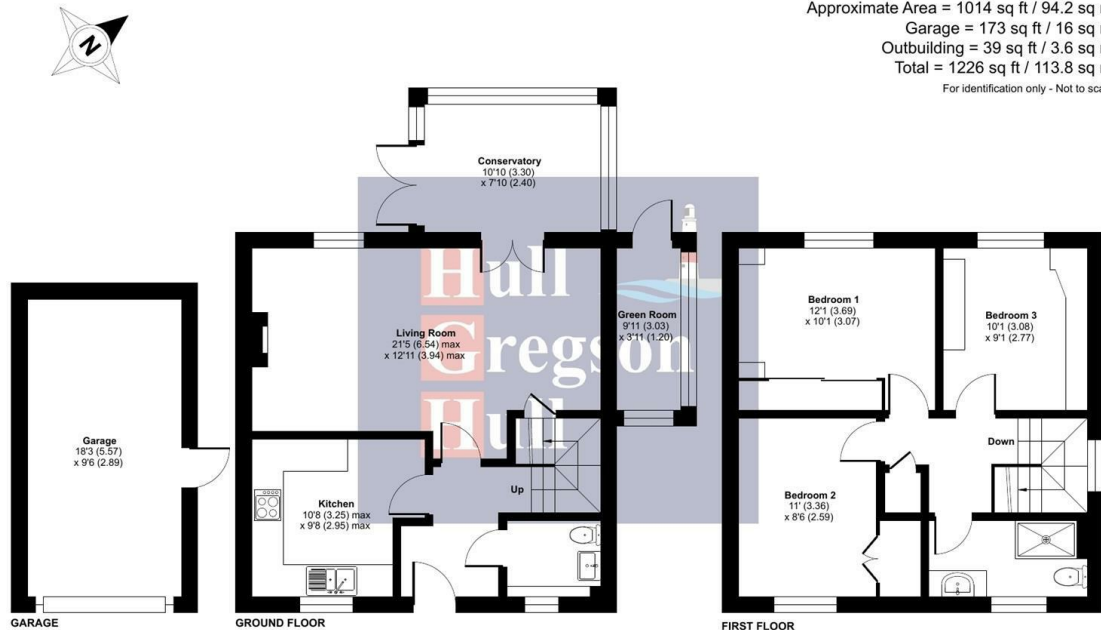
Externally, the lovely south-facing rear garden provides an ideal space for outdoor dining and relaxation. A small greenhouse is situated to the side of the property, and the garden offers direct access to the detached garage, which benefits from additional storage space. The property also enjoys the convenience of two off-road parking spaces.

A fantastic opportunity to acquire a detached home with countryside views, excellent outdoor space and parking in a popular Portland location. Early viewing is highly recommended.

## Reap Lane, Portland, DT5

Approximate Area = 1014 sq ft / 94.2 sq m  
 Garage = 173 sq ft / 16 sq m  
 Outbuilding = 39 sq ft / 3.6 sq m  
 Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1470645

### Kitchen

10'8" max x 9'8" max (3.25m max x 2.95m max)

### Living Room

21'5" max x 12'11" max (6.53m max x 3.94m max)

### Conservatory

10'10" x 7'10" (3.30m x 2.39m)

### Bedroom One

12'1" x 10'1" (3.68m x 3.07m)

### Bedroom Two

11' x 8'6" (3.35m x 2.59m)

### Bedroom Three

10'1" x 9'1" (3.07m x 2.77m)

### Family Shower Room

### Garage

18'3" x 9'6" (5.56m x 2.90m)

### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

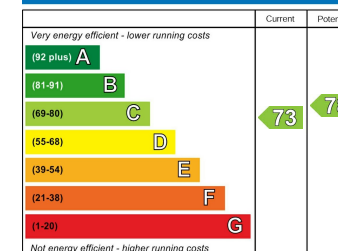
Property type: Detached  
 Property construction: Standard Construction  
 Tenure: Freehold  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas central Heating  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.gov.uk/](http://checker.ofcom.gov.uk/)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

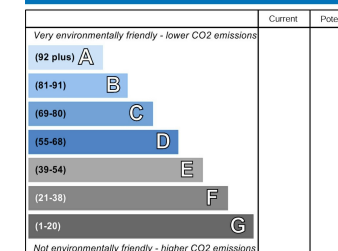


### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: [office@hgh.co.uk](mailto:office@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)