

4 THE QUARTERDECK

BOWLEAZE COVEWAY • WEYMOUTH • DORSET



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**BOWLEAZE COVEWAY
WEYMOUTH • DORSET**

*A stunning contemporary house
with fantastic sea views.*

Entrance hall • Kitchen/Breakfast room & open plan Sitting room

4 bedrooms • 4 bathrooms (2 en suite) • Cloakroom • Utility room
Study/Bedroom 5/vaulted mezzanine area

Garden • 3 large terraces • 2 balconies • Lift to all floors
Double garage and off street parking

Weymouth (Waterloo 2½ hours) Dorchester 7 miles
Studland/Sandbanks 29 miles • London 135 miles
(Distances and time approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





4 The Quarterdeck

4 The Quarterdeck forms part of a 4 house exclusive gated development located on Bowleaze Coveaway. The iconic modern design capitalises on its commanding position which has truly magnificent views over the coast and Weymouth Bay towards Portland.

The house boasts the latest in design, eco features, practicality and comfort. The harmonious blend of the building, location, views, accommodation, garden and access to the beach all offer an extremely rare opportunity to a purchaser.

The house has been built to a very high specification which is summarised as follows:

Garador remote controlled garage door • 3 Large terraces with Dura Deck composite decking and a further 2 balconies to the rear • CCTV point which enables viewing on home TV's • Communal satellite dish and aerial for all properties • Full alarm system • Villavent V20 central vacuum system with ports on each floor • Waterside water softener • Individual passenger lift • Underfloor heating throughout • BT/CAT 5 cabling throughout • Luxury kitchens with ATAG appliances including: double oven, combination microwave, dishwasher, fridge/freezer, warming drawer and induction hob. Elica extractor hood, continuous feed waste disposal with air switch, boiling water tap • High specification bathrooms and en suites including: marble flooring in bathrooms and waterproof television in main en suite.

Full specification is available to view on request.

Situation

The property is a short walk from the beach which forms part of the Jurassic Coast – a World Heritage Site and an Area of Outstanding Natural Beauty.

Weymouth hosted the 2012 Olympic sailing and water sport competitions because of its wonderful Bay. The Weymouth and Portland Sailing Academy is situated here, with public and private marinas. Weymouth is a vibrant market town, with a gorgeous, historic harbour, lovely restaurants and plenty of shopping.



Independent schools in Dorset include the Sherborne Schools for Boys and Girls, Leweston, Canford, Bryanston, Clayesmore, Milton Abbey and Port Regis.



Other sites of interest in the area include: The Swannery at Abbotsbury, Corfe Castle, The Tank Museum and Monkey World at Bovington.



There are a number of bistro pubs and restaurants within the local area.



The county town of Dorchester and Bridport both provide an excellent range of shopping, educational, recreational and cultural facilities.



Courses at Weymouth, Came Down (Dorchester) and West Bay.



Horse racing at Wincanton, Salisbury or Exeter.



Sailing and water sports can be enjoyed at Weymouth Bay (the 2012 Olympic sailing venue) or along the Dorset Jurassic coastline, a UNESCO World Heritage Site, where you can picnic on the beach or walk for hours along the coastline.



The A35 can be joined to the north providing a route to the A31, M27 and M3 East or the A30 West. The A357 provides access to destinations in the South, while the A303 has good access to London via the M3 and also to the West Country.



Mainline railway links available from Upwey, Dorchester or Weymouth with services to London Waterloo.



Bournemouth Airport provides scheduled domestic and international flights.



Ferry links from Poole or Weymouth to the Channel Islands and France.

Services

Mains water, electricity, gas and drainage.

Council Tax

Band: G

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the blinds and light fittings are included in the sale.

Tenure

Freehold

Local Authority

Weymouth & Portland Borough Council.

Tel: 01305 838000

Directions (Postcode DT3 6PL)

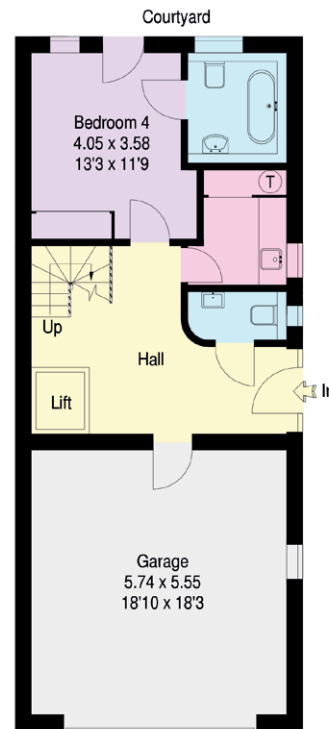
From Weymouth take the A354 South and follow this for about 3.5 miles. At the roundabout go straight over onto the A353 for 1.5 miles. At the roundabout take the 3rd exit to Preston Road/B3155. After 0.8 mile turn left to Bowleaze Cove way. Drive up the hill. You will see the Lookout Café on the right and you will find the property a little further on your left.

Viewings

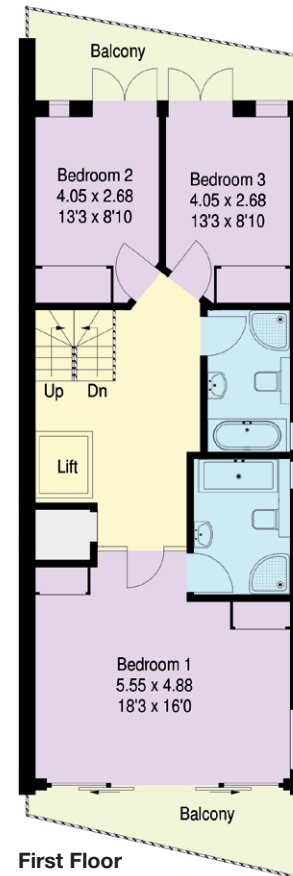
Viewings are by appointment with the sole agents Knight Frank LLP.

Approximate Gross Internal Floor Area

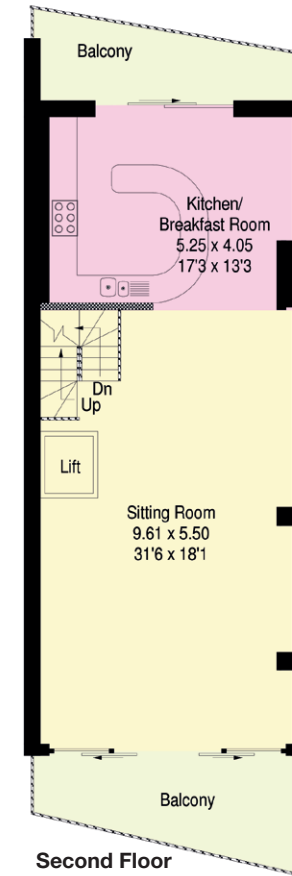
267 sq m / 2880 sq ft



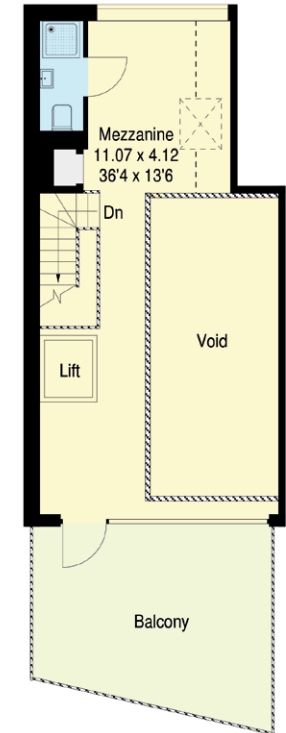
Ground Floor



First Floor



Second Floor



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	87	87
(89-90) C	C		
(55-88) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not energy efficient - higher running costs			