

HOME OF DISTINCTION

Upwey

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Hillfield House 592 Dorchester Road Weymouth, DT3 5LH

A SUPERIOR AND INTRIGUING TURN OF THE CENTURY, STONE, DETACHED RESIDENCE IDEALLY SITUATED BETWEEN BOTH WEYMOUTH AND DORCHESTER TOWNS.

- Superior Detached Residence • 4/5 Bedrooms
- Master En-suite • 4/5 Reception Rooms
- Conservatory • Large Garage & Parking
- Wealth of Character Throughout (ref: 546704)

£650,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	49
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

The Property

Hillfield House is an intriguing and detached, stone period residence. On entering the property you stand in a grand entrance hallway boasting an ornate tiled floor and attractive staircase rising to a galleried landing on the first floor. Off of the hallway are several reception rooms including a large drawing room and sitting room both featuring bay windows and fireplaces. There is also an attractive dining room again with a feature fireplace. The farmhouse style kitchen/breakfast room opens on to a lovely conservatory overlooking the garden. There is also a study and boot room/bedroom 5 as well as a utility room and downstairs WC to the ground floor.

Rising to the gallery landing, above you is an attractive stained glass skylight flooding the landing with light. Off of the landing are the four first floor bedrooms, the master of which benefits from an en-suite with shower and bath. Both the master and bedroom two feature large bay windows overlooking the garden. The bathroom features a roll top free standing bath adding to the properties character. Additional character features continue throughout the property in the form of feature fireplaces to the majority of rooms, sash windows, tall skirting boards, ceiling rose and cornices.

Outside to the rear of the property there is a substantial enclosed garden predominantly laid to lawn with attractive and mature shrub beds and trees. The garden also comes complete with a patio and sun terrace. To the front is a large driveway featuring an attractive fountain and providing off-road parking for several cars. There is also a large garage with two up and over doors.

Hillfield House is nestled just off the Dorchester Road and set in substantial and attractive grounds and within close walking distance of several local shops in the Upwey areas. There are good road and bus routes to both Weymouth and Dorchester Towns, making both the seaside town of Weymouth with its sandy beach, old harbour, array of bistros and restaurants as well as the county town of Dorchester within easy reach of the property.

An internal inspection comes highly recommended to fully appreciate the wealth of character and substantial nature of this stunning detached property.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Ground Floor Accommodation

Hallway 4.34m (14'3) max x 4.04m (13'3) max
Sitting Room 5.26m (17'3) max x 4.27m (14'0) max. plus bay
Study 3.28m (10'9) max x 3m (9'10) max
Dining Room 5.41m (17'9) max x 4.32m (14'2) max
Drawing Room 5.31m (17'5) max x 4.37m (14'4) plus bay
Conservatory 4.67m (15'4) max x 3.63m (11'11) max
Kitchen/Breakfast Room 5.11m (16'9) max x 3.51m (11'6) max
Boot Room/Bedroom 5 3.33m (10'11) max x 2.72m (8'11) max

First Floor Accommodation

Landing 5.59m (18'4) max x 3.99m (13'1) max
Bedroom 1 5.31m (17'5) max x 4.39m (14'5) max. plus bay
Master En-Suite 2.74m (9'0) max x 2.24m (7'4) max
Bedroom 2 5.31m (17'5) max x 4.27m (14'0) max. plus bay
Bedroom 3 3.94m (12'11) max x 3.07m (10'1) max
Bedroom 4 3.18m (10'5) max x 3.05m (10'0) max -
Bathroom 3.43m (11'3) max x 2.44m (8'0) max

Details prepared by Gareth Jones

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

WEYMOUTH
30 St Thomas Street
Weymouth, Dorset, DT4 8EJ

t: 01305 831831
e: weymouth@goadsby.com



