



Roman Road
Osmington



PARKERS
PRESTIGE COLLECTION





Overland is a superbly situated village residence enjoying a secluded and south facing location. The home is presented to the highest of standards throughout and sits within beautifully landscaped gardens of approx. 0.42 acre. The home has been superbly improved in 2016 by the current owners, and works include new kitchen and bathrooms, a central heating / hot water system with double radiators throughout, a beautiful landscaped garden with driveway, flooring throughout, all new internal and external doors (externals are a mixture of wooden / PVCu), and a total redecoration throughout using traditional paint colours, taken from the Farrow and Ball palette. Offered with two reception rooms, a stunning kitchen dining room, four bedrooms, two bathrooms (one shower room), and a double garage.

The home is situated within the sought after village of Osmington, a charming Dorset village with a strong sense of community and vibrant village hall offering a full calendar of activities throughout the year. It is one of Dorset's most famous villages; at nearby Osmington Mills, smugglers in the 18th century used the precipitous cliff faces and hidden cove-ways to store contraband. Today, its maritime history is remembered in the form of the Smugglers Inn which stands on the cliff edge and is a popular local haunt, offering unrivalled views of the world famous Jurassic Coastline. There is an ancient thirteenth century church. The seaside town of Weymouth is 4 miles away where there are several superb marina facilities. Weymouth is nationally renowned for its sailing facilities, together with its lovely sandy beach and safe swimming. The county town of Dorchester is 7 miles distant and from both Weymouth and Dorchester there are regular train services to London (Waterloo 2.5 hours).



An oak front door leads to a spacious entrance hall, with oak flooring and broad staircase leading to the galleried landing. The sitting room is a delightful light room, with a stunning limestone fireplace. Newly fitted, modern glazed doors lead to the garden. The kitchen dining room offers an excellent selection of fitted units from Spillers of Chard, with black granite worktops and matching upstand, along with NEFF appliances including a freezer and dishwasher. There is a Falcon range with double oven and induction hob, hidden extractor fan, a double Belfast sink unit, a discreet recycling system, an excellent selection of soft-close pan drawers and a tall double larder cupboard with clever storage and sensor lighting. There is a well-stocked utility room housing the properties' Worcester boiler, a modern electrical consumer unit and a range of storage facilities. There is access to a large, level patio providing an excellent option for al-fresco dining.

Additional accommodation on the ground floor includes a fitted cloakroom with mosaic tiles and large under-stair storage cupboard which houses an SMP safe, and a generous study / snug.

The light, spacious and stylish feel of the property continues throughout the first floor. There are four bedrooms, three of which have an excellent selection of fitted wardrobes. In keeping with the high specification of this property, both the shower room and main bathroom have been upgraded to feature a white heritage suite with high quality tiling. There is a large, fully boarded, loft space accessed from the landing along with an airing cupboard and further storage.



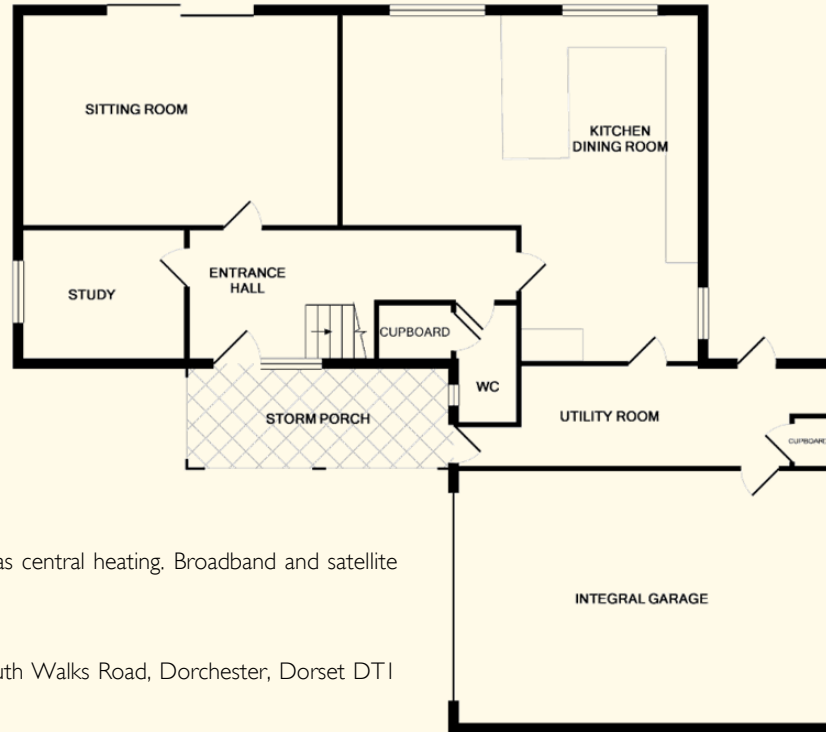
The property is located on a rural lane, with a wooden gate leading to a newly laid tarmac and gravelled driveway. There is space for several vehicles and access to the garage. A double garage with electric up and over door, power and light, offers plenty of space for cars and workshop facilities and provides access into the property.

Plentiful private gardens, of approximately 0.42 acre, lie around the property. A beautifully landscaped, south facing garden lies to the front of the home; this area is mainly laid to lawn and enjoys mature trees and a pond. There is a large patio area to the side with gated access and path leading to the rear of the home, where there is a raised rockery with an excellent selection of shrubs and several fruit trees. This part of the garden abuts farm land and enjoys views of The White Horse.

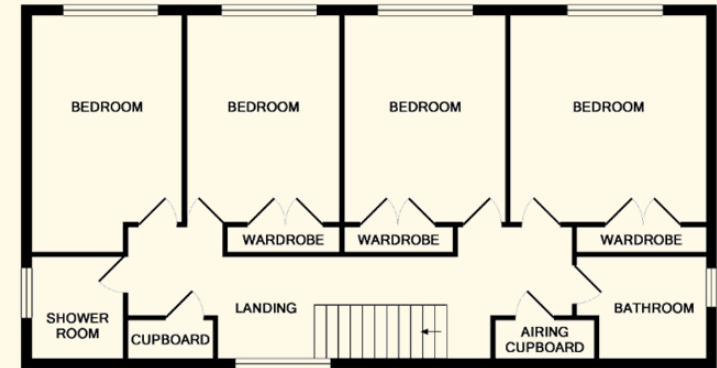
The home features newly fitted PVCu soffits and fascia's, new guttering and bespoke oak fascia's around the pillar supporting the porch.

Accommodation

Sitting Room	6.01m x 4.07m (19'8" x 13'4")
Kitchen Dining Room	6.83m x 6.78m (22'5" x 22'3")
Study	3.32m x 2.41m (10'10" x 7'10")
Utility Room	7.10m x 1.78m (23'3" x 5'10")
Bedroom One	4.39m x 3.54m (14'4" x 11'7")
Bedroom Two	4.39m x 3.11m (14'4" x 10'2")
Bedroom Three	4.39m x 2.95m (14'4" x 9'8")
Bedroom Four	4.39m x 2.95m (14'4" x 9'8")
Double Garage	7.10m x 4.85m (23'3" x 15'10")



GROUND FLOOR
APPROX. FLOOR
AREA 1431 SQ. FT.
(133.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 910 SQ. FT.
(84.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2341 SQ. FT. (217.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016

Services:

Mains electricity, water and drainage are connected. Gas central heating. Broadband and satellite are available also.

Local Authorities:

West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ Tel: 01305 251010
We are advised that the council tax band is F.

Viewings:

Strictly by appointment with the agents:
Parkers Property Consultants and Valuers Tel: 01305 340860