



## 59 Coombe Valley Road, Preston, Weymouth, Dorset

A substantial individually built chalet bungalow delightfully situated within a double width plot in a highly sought after location at Preston.

Guide Price  
**£795,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 59 Coombe Valley Road, Preston, Weymouth, Dorset, DT3 6NL

- In about 0.63 acres (0.258ha)
- Highly sought after location in Coombe Valley Road
  - Private and secluded gardens
  - Extensive parking and double garage
    - Two spacious reception rooms
  - Four bedrooms with en-suite shower room
  - Bathroom and contemporary fitted wet room
    - East/ West facing gardens
  - Far reaching views from first floor bedroom
    - Council tax band G - EPC band D

Viewing strictly by appointment through  
Symonds & Sampson Poundbury Sales Office  
on 01305 251154





### The Property

A substantial, individually built detached chalet bungalow delightfully situated on a double width plot of around 0.63 acres within a highly sought after location at Preston.

Constructed with Purbeck stone and reconstituted stone elevations, the accommodation is extremely spacious with a two storey extension to the original bungalow creating a versatile family home.

On the ground floor a useful entrance porch leads into a hallway with attractive oak internal doors leading to two large reception rooms. The sitting room enjoys a double aspect over its own private gardens with patio doors to the rear, electric fireplace and double side doors leading into a family room. The family room has a triple aspect with a spiral staircase to the main bedroom and sliding patio doors opening into a Upvc double glazed conservatory. The kitchen/dining room is well appointed with a range of wall and floor cupboards with oak worksurfaces, built in double oven, induction hob and integrated fridge and dishwasher.

Patio doors open to the rear garden together with a side door into the utility room.

There are three bedrooms on the ground floor, all with built in wardrobes together with a bathroom and separate contemporary fitted wet room. On the first floor is a double bedroom enjoying far reaching southerly views across to Portland harbour with an en-suite shower room.

Outside, the property is approached via a large tarmac driveway with extensive parking, leading to a detached double garage. Large gardens to the front provide privacy and seclusion from neighbouring properties and stocked with shrubs and mature trees. Side access leads to the rear with a sun terrace and steps up to large expanses of lawned gardens backing onto fields with a further patio area, summerhouse and hot tub.

### Situation

The property is situated in a much sought after location on the edge of Preston. There is a range of amenities nearby

including chemist, doctor's surgery, off licence, general store and small supermarket. The County Town of Dorchester is approximately 4 miles to the north and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth is within 2 miles and provides the opportunity to enjoy a range of sailing and water sport activities, with beaches and walks along the Jurassic Coastline. Both Weymouth and Dorchester have main line rail links to London Waterloo and Bristol Temple Meads.

### Services

Mains gas, electric, water and drainage.  
Gas fired central heating system.

Broadband: Superfast is available in the area

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority  
 Dorset Council 01305 251010  
 Council Tax Band G

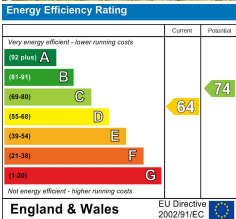
**Directions**

From our office in Dorchester proceed to the Top O' Town roundabout taking the first exit left onto Albert Road and continue into Cornwall Road. At the traffic lights proceed straight over into Maumbury Road. At the next set of traffic lights proceed straight over and take the first right into Herringston Road. Continue along Herringston Road passing over the bypass and follow the road for approximately 2 miles, past Came Down Golf Club. Take the 2nd right hand turn signposted Preston/Sutton Poyntz and follow this road down over the hill into Coombe Valley Road.



## Coombe Valley Road, Preston, Weymouth

Approximate Area = 2263 sq ft / 210.2 sq m  
 Limited Use Area(s) = 39 sq ft / 3.6 sq m  
 Garage = 509 sq ft / 47.2 sq m  
 Total = 2811 sq ft / 261.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1000645



Poundbury DW 14/03/24 rev

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