



49 Coombe Valley Road, Preston, Weymouth, Dorset

An impressive, individually built detached family home set in substantial landscaped gardens within a highly sought after location at Preston.

Guide Price
£825,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**49 Coombe Valley Road,
Preston, Weymouth,
Dorset, DT3 6NL**

- Contemporary and impressive detached house
 - Just under 1/2 acre
- 5 bedrooms with 2 en-suites and family bathroom
 - Stunning open plan kitchen/family room
 - Extensive gardens and parking
 - Range of amenities nearby
 - Countryside views
 - Spacious attached garage
 - 2 miles from coastal resort

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





The Property

A substantial, individually built five bedroom detached family home. Set in delightful gardens backing onto open countryside situated in one of the areas most sought after locations at Preston.

The original house has undergone a comprehensive programme of improvement and enlargement by the current owners, creating a stunning contemporary home.

On the ground floor, a spacious hallway leads into a well proportioned double aspect sitting room together with open access into a highly impressive open plan dining room/kitchen/family room, perfect for entertaining and family gatherings. The kitchen is extensively fitted with a range of wall and floor cupboards with built in double oven with combination oven, induction hob, integrated full height fridge and freezer and dishwasher. Underfloor heating runs throughout the room and also extends to all the bathrooms. The family room enjoys an abundance of natural light from a west facing aspect with patio doors opening out to the

rear garden. The utility room has access to a cloakroom with WC together with a useful shower room for pet owners.

On the first floor is a contemporary fitted family bathroom with Jacuzzi bath together with three double bedrooms, with the main bedroom having an en-suite shower room. French doors from the second bedroom open out onto a delightful balcony enjoying lovely views over the valley.

On the second floor are a further two bedrooms, one of which has a further en-suite bathroom with jacuzzi bath and underfloor heating.

Situation

The property is situated in a much sought after location on the edge of Preston. There is a range of amenities nearby including chemists, doctor's surgery, off licence, general store and small supermarket. The County Town of Dorchester is approximately 4 miles in distance and offers a comprehensive range of shops as well as cultural recreational and educational facilities. The coastal resort of

Weymouth can be found 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 also provide main line rail links to London Waterloo and Bristol Temple Meads.

Outside

Outside, electric gates from the road open onto a large gravelled driveway with off road parking for numerous cars and leading to a spacious garage. Pedestrian side access leads around to an impressive rear garden which is a particular feature enjoying a favoured west facing aspect over open fields beyond. Immediately adjoining the rear is a large sun terrace with steps up to large expanses of lawned gardens stocked with an abundance of shrubs and trees with a further decking area and large garden store. In all 0.42 acres (0.17ha).

Services

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

Local Authority
Dorset Council 01305 251000

Council tax band F

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 where number 49 will be found mid-way down the road on your right hand side.



Coombe Valley Road, Preston, Weymouth

Approximate Area = 2831 sq ft / 263 sq m (includes garage)

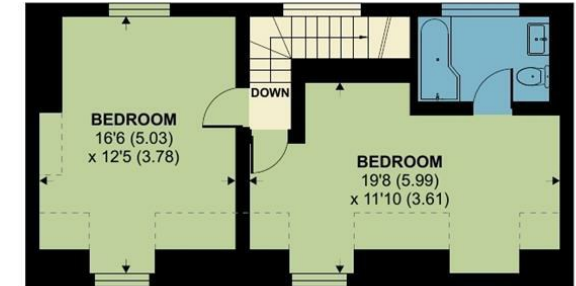
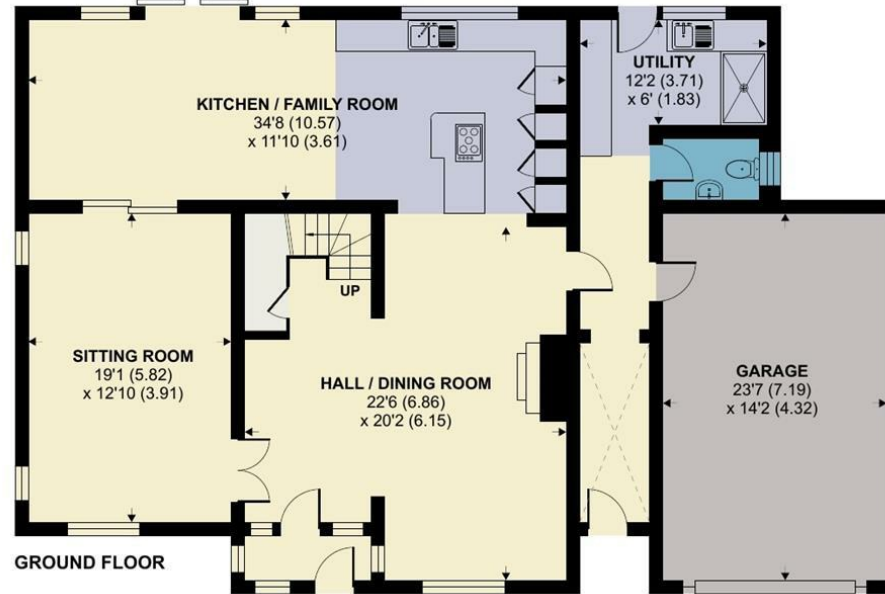
Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 2914 sq ft / 270.7 sq m

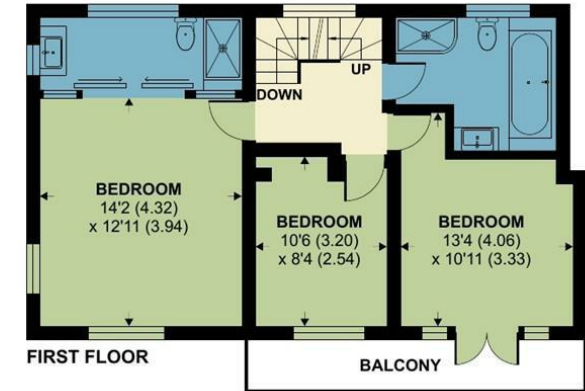
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

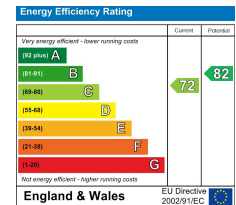


FIRST FLOOR

BALCONY



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Symonds & Sampson. REF: 1025943



Poundbury/DW29.8.23

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