

Symonds
& Sampson



Lavender Cottage

9 Malthouse Meadow, Portesham, Weymouth, Dorset

Lavender

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Portesham

Weymouth

Dorset DT3 4NS

A spacious four bedroom terraced house situated in an attractive cul-de-sac location in Portesham village within easy access to the Jurassic coast.



- Attractive stone built cottage style home
 - Well proportioned rooms
 - Kitchen/breakfast room and utility
 - Two reception rooms and conservatory
 - Four bedrooms
 - Two bathrooms
 - Enclosed garden
 - Garage
- Sought after village with Pub and Farm Shop
 - Close to the Jurassic Coastline

Guide Price £385,000

Freehold

Poundbury Sales
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THE PROPERTY

A beautifully designed four-bedroom mid-terrace house conveniently situated within Portesham village. The house is built in a modern cottage style and is located in a sought-after cul-de-sac area close to a range of local amenities. The World Heritage coast is also easily accessible from this location.

The property was built by renowned local builders CG Fry and Son and features attractive stone and rendered elevations. The house is arranged over two floors and has well-proportioned rooms. On the ground floor, there is a welcoming reception hall leading to the kitchen/breakfast room, dining room and sitting room. The sitting room is dual aspect with French doors to the rear garden and a polished stone fireplace with a wood burner. Doors open at the rear into a Upvc double-glazed conservatory with French doors opening to the rear garden. The kitchen/breakfast room is fitted with a range of wall and floor cupboards and includes a built-in double oven, four-ring electric hob and extractor hood. There is also a useful utility room with cupboards, a sink, and a door to the rear garden.

The first floor comprises four bedrooms, with the main bedroom having an en-suite shower room and built-in wardrobes. The family bathroom has a fitted suite with a bath and shower.

OUTSIDE

Outside is a paved front garden with shrub borders. The rear garden is fully enclosed with a brick paved patio leading to an area of plants and shrubs, apple and fig trees and further brick paved

terrace and greenhouse. A side door at the far end of the garden leads into the garage which has power and light connected, eaves storage and up and over door.

SITUATION

Portesham is a popular village within an area of Outstanding Natural Beauty and just a few miles inland from the World Heritage Jurassic coast and famous Chesil Beach. This pretty village features a stream running through it, with its own resident ducks and geese on the pond. Portesham has a vibrant and sociable community offering regular events, clubs and activities at the modern village hall.

There are numerous village facilities including a pretty Anglican Church, a great local pub, a well-stocked farm shop, a thriving primary school, a popular medical centre and a 'pop-up' Post Office. Buses run through the village to Weymouth and Bridport and beyond.

There are fantastic access points to Jurassic coastal walks, including to the nearby village of Abbotsbury famous for its stone cottages and local amenities including village stores, the Swannery and St Catherine's Chapel.

The village is ideally situated approximately 7 miles southwest of the county town of Dorchester and 7 miles west of the seaside town of Weymouth. Both towns have train links to London Waterloo.

The county town of Dorchester has a great selection of both

independent and national retailers, well-regarded schools, a choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award-winning sandy beach, marina and picturesque old harbour.

DIRECTIONS

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SERVICES

Electricity, mains water and drainage. Oil fired central heating system. (Please note the oil fired boiler has been condemned).

Local Authority
Dorset Council Tel: 01305 221000
Council Tax Band: E
EPC: D

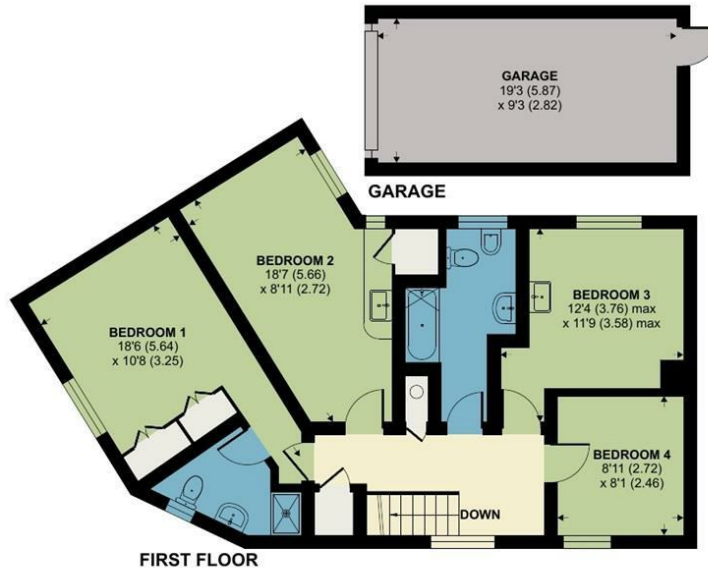
Tenure: Freehold

Broadband - Superfast speed available
Mobile - You are likely to get mobile coverage outdoors and limited indoors. (<https://www.ofcom.org.uk>)



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Approximate Area = 1661 sq ft / 154.3 sq m
 Garage = 180 sq ft / 16.7 sq m
 Total = 1841 sq ft / 171 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). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1065103



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Poundbury/DW/21.10.24



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