



379 Dorchester Road, Weymouth, Dorset

A substantial four bedroom detached house conveniently situated close to an excellent range of local amenities on Dorchester Road and within easy access to both Weymouth and Dorchester.

Guide Price

£625,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

379 Dorchester Road, Weymouth, Dorset, DT3 5BL

- Extended detached house close to a range of amenities at Redlands
- Delightful open westerly facing views over fields to the rear
 - Four double bedrooms
- Two reception rooms with optional study and play/craft room
 - Kitchen/breakfast room and utility room
 - Extensive off road parking
- Large rear garden with sun terrace, swimming pool, hot tub and double garage/store

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A substantial four bedroom detached house conveniently situated close to an excellent range of local amenities on Dorchester Road and within easy access to both Weymouth and Dorchester.

Built in the 1930's, the property has been subject to an extension to both sides of the house creating a spacious and highly impressive family home. The accommodation has a host of features typical of its age and type including high ceilings, bay windows, picture rails and panelled doors.

On the ground floor, a welcoming reception hall has stairs rising to the first floor, cloakroom with WC and doors leading to a lovely extended sitting room with French doors opening to the rear garden. There is a spacious separate dining room with bay window and period style fireplace. A door to the side leads to a useful home office/study/4th bedroom. The kitchen/breakfast room is well appointed with a range of wall and floor cupboards with French door to the rear garden. There is an integrated fridge and dishwasher, built in electric double oven and four ring gas

hob. Tiled flooring runs throughout the room. From the kitchen, access leads into a spacious craft/play room with tiled flooring together with a door into a utility room which includes a shower and French doors to outside.

On the first floor landing is a shower room, access to loft space and doors to three generous double bedrooms. Two of the rooms enjoy delightful views over the rear gardens and open countryside beyond. The main room also has a comprehensive range of modern built in wardrobes. The family bathroom has a newly installed contemporary suite with roll top bath, WC and basin with vanity units.

Outside

Outside, the front garden is mainly gravelled with off road parking for numerous cars and shrub borders. The rear garden is a particular feature with a westerly aspect over the surrounding fields. A large sun terrace adjoins the rear with pergola. Beyond are large lawned gardens with shed, double garage/store, freestanding swimming pool and hot tub.

Situation

The property is situated on the outskirts of the coastal resort of Weymouth. There are a good range amenities close by including a petrol station/Marks and Spencer convenience store, 3 supermarkets including 'Sainsburys', a Sports Centre and Public House all of which are within walking distance.

There are also both primary and secondary schools close by within walking distance. Weymouth town centre can be found approximately 1.5 miles to the south and offers a comprehensive range of shops, marina, as well as cultural, recreational and further educational facilities.

The area also provides the opportunity to enjoy a range of sailing and water sports activities, the sandy beaches and walks along the World Heritage Jurassic Coastline.

There is a mainline rail station at Upwey, approximately ¾ of a mile from the property that provides rail links to London Waterloo and Bristol Temple Meads and easy access onto the Weymouth relief road.

Services

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

Broadband- Superfast broadband is available
Mobile phone coverage- Network coverage is reported to be excellent both indoors and out
(Information from <https://www.ofcom.org.uk>)

Flood Zone 1

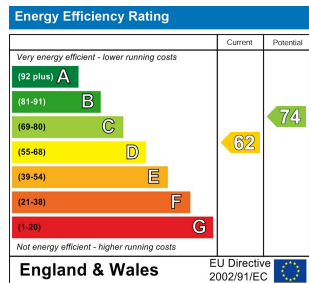
Tenure
Freehold

Local Authority

Dorset Council Tel: - 01305 251000
Council Tax Band E

Directions

From Dorchester, head south on the A354 towards Weymouth. After going over the Ridgeway, turn left signed Bincombe/Upwey. At the bottom of the slip road turn left under the bridge onto Dorchester road. Continue along the Dorchester Road and the property will be found on your right hand side.



Poundbury/DW/13.2.24

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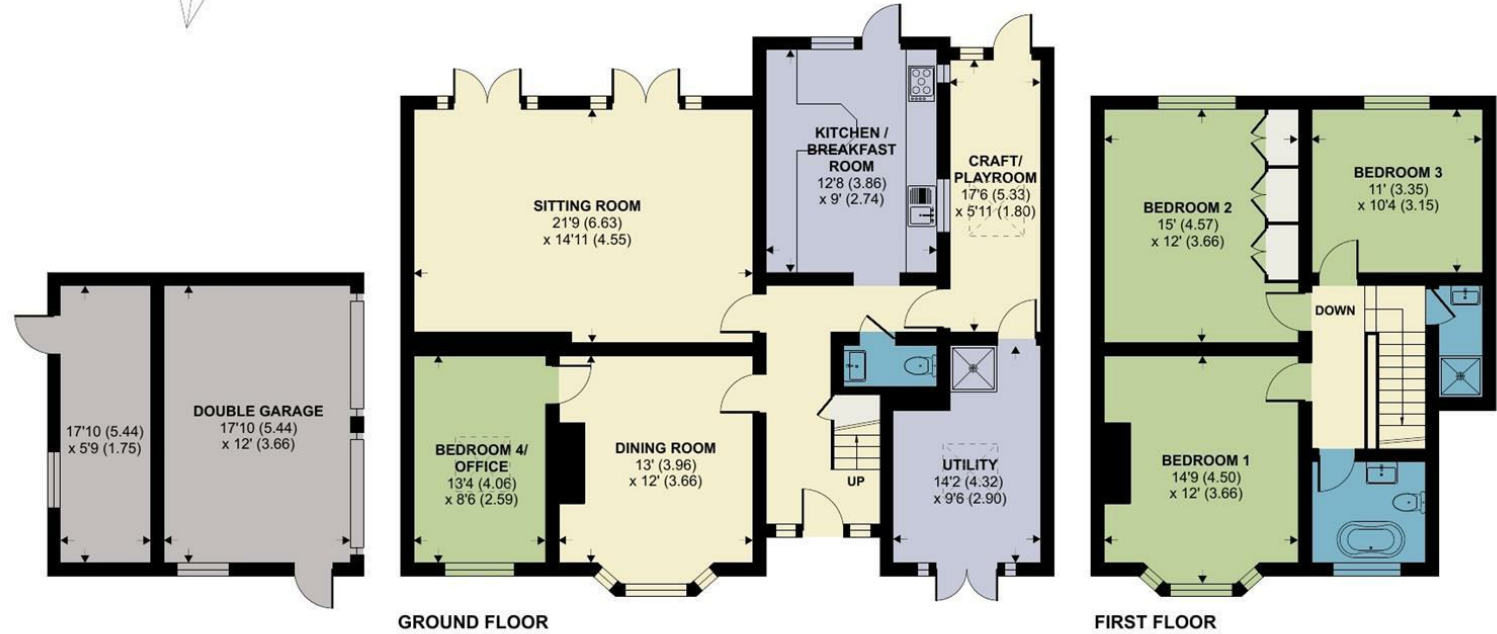
Approximate Area = 1917 sq ft / 178 sq m

Garage = 214 sq ft / 19.8 sq m

Outbuildings = 104 sq ft / 9.6 sq m

Total = 2235 sq ft / 207.4 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). © nlicom 2024. Produced for Symonds & Sampson. REF: 1080463



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