



Hillside, Plaisters Lane, Sutton Poyntz, Weymouth, Dorset

Guide Price
£785,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

An extended individually built 1930's detached house delightfully situated in the sought after village of Sutton Poyntz enjoying far reaching views over the surrounding countryside.

Hillside, Plaisters Lane, Sutton Poyntz, Weymouth, Dorset, DT3 6LQ

- In about 0.256 acres (0.104 ha)
- Extended 1930's detached house in sought after village
- Delightful far reaching views over the surrounding hills and towards the sea
 - Original character features
- 3 reception rooms and kitchen/breakfast room
 - Four bedrooms with additional loft room
 - Two attached garages and workshop

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

An individually built detached house delightfully located within this highly sought-after village, offered for sale with a host of character features typical of its age and type.

Built in the 1930's and under the same family ownership for over 45 years, the property is set in spacious gardens and grounds of around 0.25 of an acre, backing directly onto open fields with far reaching countryside views. The accommodation has been subject to enlargement with a two storey extension to the rear and whilst requiring modernisation, offers spacious rooms over three floors.

On the ground floor doors lead to a porch with original leaded light door into the hallway. Original panelled doors run throughout the house with the hallway having hardwood flooring, useful downstairs storage and door to cloakroom. There are three reception rooms with a study and dining room to the front, extended kitchen/breakfast room with a double aspect and a range of oak fronted cupboards, built in electric oven and 4 ring hob, pantry and side door to outside. The extended sitting room is double aspect with bay window enjoying delightful views over fields to the rear with a stone built open fireplace.

On the first floor a spacious landing has stairs to the second floor, bathroom and four bedrooms, three of which are double rooms with far reaching views. On the second floor is a useful loft room with built in cupboards and dormer window.



Outside

A tarmac driveway leads up to a parking area and twin attached garages, both with power and light and workshop to the rear. The front garden is mainly lawned and stocked with an abundance of shrubs, plants and trees with gravelled hardstanding and car port. The neighbouring property, 'Willowdene' has a vehicular right of access to the front of the drive. Pedestrian side access leads to the rear garden which is laid to lawn with shrubs and plants, backing directly onto open countryside beyond.

Situation

The property is delightfully located in an elevated position within this charming village, which nestles below the chalk downs and is about 3 miles to the north-east of town centre with its Georgian Esplanade, attractive harbour and sandy beach.

The village provides access to some lovely walks across the surrounding downland, a picturesque duck pond and village pub. Sutton Poyntz is a designated conservation area and sits within in an 'Area of Outstanding Natural Beauty'.

The nearby Preston area is well served with a wide range of amenities; including doctor's surgery, hairdressers, delicatessen, general store and a small supermarket. There are also two public houses.

The county town of Dorchester is about 4 miles away and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth provides the opportunity to enjoy a range of sailing and water sport activities, and walks along the Jurassic Coastline.

Both Weymouth and Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

Services

Mains electric, water and drainage.

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 221000
Council Tax G

Tenure
Freehold





Directions

From the 'Top O' Town Roundabout' in Dorchester, proceed southbound with the Borough Gardens on the left. At the next two sets of traffic lights proceed straight over taking the next turning right into Herrington Road. Continue along this road, passing Came Down Golf Course on the right. Continue and take the next right signed Preston/Sutton Poyntz. Proceed along this road and at the next turning, bear left sign posted Sutton Poyntz. Drop down the hill towards the village, and the property will be found on your left-hand side before you enter the village centre.



Plaisters Lane, Sutton Poyntz, Weymouth

Approximate Area = 2267 sq ft / 210.6 sq m

Garage = 493 sq ft / 45.8 sq m

Total = 2760 sq ft / 256.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1088460



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