



761 Dorchester Road, Weymouth, Dorset

An older style four bedroom detached family home with open plan kitchen and dining room with views over the surrounding hills.

Guide Price
£525,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

761 Dorchester Road Weymouth Dorset DT3 5LF

- An extended detached family house
 - Views to the hills
- Open plan family kitchen/dining room
- Four bedrooms with family bathroom and additional shower room
- Garage and driveway with parking
 - Rear gardens
- Close to Upwey train station.
 - Council Tax Band D

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





The Property

An older style four bedroom detached family home with open plan kitchen and dining room with views over the surrounding hills.

The accommodation comprises of an entrance hall with oak flooring, a useful downstairs cloakroom and understairs storage cupboard. With a front elevation, the sitting room with bay window leads into the heart of the home, the open plan kitchen/dining room which has doors opening out onto the outside decking area. The kitchen is fitted with a range of Shaker style units with oak worksurfaces, built in appliances include an AEG induction hob, two built in ovens and a dishwasher. A particular feature is the outlook over the gardens with views towards the hills. From the kitchen a useful utility area with plumbing for a washing machine leads to the integral garage.

Stairs rising to the first floor lead to the spacious landing offering a variety of uses. The main bedroom has a bay window to the front. Views to the rear over the garden and

hillside beyond can be enjoyed from the further three bedrooms. There is a family bathroom and additional shower room.

Externally to the front a block paved driveway provides parking and access to the garage with power and light.

To the rear the garden offers an ideal backdrop for barbecues, playtime and leisurely gatherings with raised decking and steps leading down to the gardens which are laid to lawns with gated access to the side.

Situation

The property is situated in the attractive conservation area of Upwey which is nestled in a Dorset downland valley about 4 miles north of Weymouth and 5 miles south of the county town of Dorchester. The area is home to the Upwey Wishing Well and Tea Rooms, St Laurence Church as well as 2 public houses and a main line rail station. Weymouth is a bustling lively seaside resort providing a comprehensive range of shopping and educational facilities. There is a

large sandy beach as well as a picturesque inner harbour surrounded by several shops, eateries and bars. There are sailing and water sport facilities both in Weymouth and Portland. The area also boasts a stunning coastline which forms part of the World Heritage Jurassic. Coastline with scenic walks and access to beaches as well as sailing and water sport activities.

The area is well served for both state and private schools.

Services

Main's gas, electric, water and drainage.
Gas fired central heating system.

Local Authority

Dorset Council Tel: - 01305 251000
Council Tax Band: D

Tenure

Freehold

Directions

From Dorchester proceed south on the A354 towards Weymouth. After passing over the Ridgeway Hill take the first exit (Signposted Bincombe/Upwey) at the junction turn left and proceed under the road and the railway bridge, bear left onto the Dorchester Road, continue pass the turning to Upwey, and the property will be found on your right hand side.



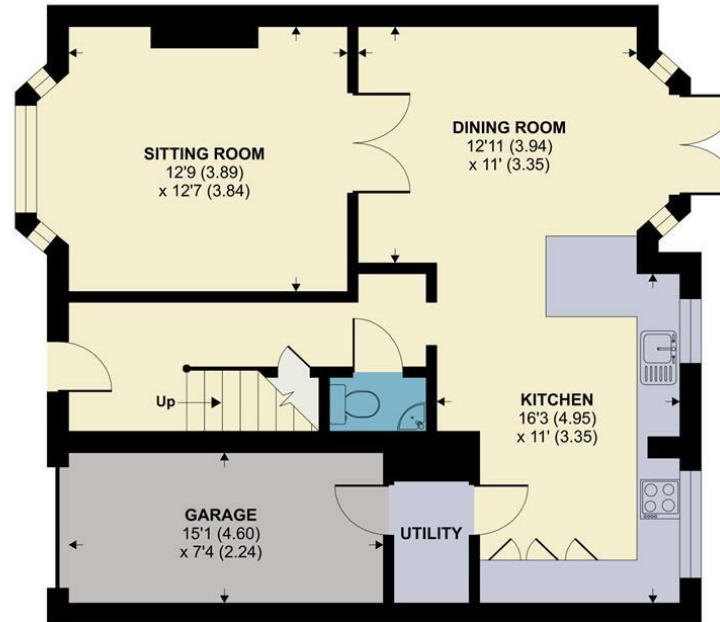
Dorchester Road, Weymouth

Approximate Area = 1401 sq ft / 130.1 sq m

Garage = 102 sq ft / 9.5 sq m

Total = 1503 sq ft / 139.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(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). © nichecom 2023. Produced for Symonds & Sampson. REF: 1018944



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