



8 Putton Farm Cottages, Lower Putton Lane, Chickerell, Weymouth,

An extended four bedroom detached family house situated on the edge of this popular village

Guide Price
£450,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

8 Putton Farm Cottages, Lower Putton Lane, Chickerell, Weymouth, Dorset, DT3 4BY

- Quiet tucked away position
- Extended accommodation
 - Two reception rooms
 - Four bedrooms
- Countryside views to the rear
 - Enclosed garden
 - Garage
- Council Tax Band: D
 - EPC: C

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

An extended detached home situated in a quiet tucked away position, offering a versatile and flexible accommodation.

The property provides a well-presented and well-proportioned interior with a front door leading into a utility room with plumbing for washing machine with cloakroom. A dining room with stairs leading to the first floor and sliding doors opening onto the rear the garden. The kitchen/breakfast room is fitted with a range of wall and floor mounted units with work surfaces over, range cooker with cooker hood above, Belfast sink, space for fridge/freezer. A generous size sitting room with a brick-built feature fireplace.

On the first floor the principal bedroom enjoys the luxury of a dressing area and an en-suite bathroom. There are three further bedrooms, a storage cupboard, access to a loft space and a family bathroom with bath and separate shower cubicle.

Externally, at the front of the property is a favoured south facing enclosed lawned garden with a path leading to the front of the house. Personnel door from the front garden leading into a single garage with an up and over door. Timber gate to the side of the property with pedestrian access to the rear garden. At the rear there is enclosed garden which is part lawned and part paved patio with open countryside views to the rear.

Situation

Chickerell lies on the outskirts of the popular coastal town of Weymouth and close to the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis. The property is located in a cul-de-sac with public footpaths east towards both Southill and Weymouth and west towards the Fleet Lagoon. Chickerell is very much sought after particularly with families and young professionals with the area boasting a vibrant and active community as a wide range of amenities and facilities including both primary and secondary schools, a

general store with Post Office, Village Hall, Church, Chemist, two Public Houses, a Restaurant and Leisure centre with Gymnasium and 3G sports pitches.

The World Heritage Jurassic Coastline is nearby with a network of footpaths which provide the opportunity to enjoy good coastal walks and breath-taking views along the Fleet Lagoon.

Weymouth town centre can be found within 3 miles and provides a wider range of shopping facilities, eateries, as well as a sandy beach, picturesque inner harbour and a main line rail station providing links to London Waterloo and Bristol Temple Meads. The Weymouth & Portland National Sailing Academy is found on the Isle of Portland and is a centre for the sport of sailing.

Services

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

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

Tenure
 Freehold

Directions
 From Dorchester proceed southbound on the A352 to Weymouth. Follow the signs to Weymouth and on reaching the Manor roundabout proceed straight over onto Weymouth Way. At the Chafeys Roundabout take the third exit, follow this road and take the 2nd exit at the next roundabout onto Hampshire Road. At the traffic lights turn right onto Chickerell Road, take the 2nd exit right onto Glennie Way and proceed into the village. Then take the third right into Lower Putton Lane. Proceed down the lane and the cottage will be found part way down, set back on the right hand side.

Lower Putton Lane, Chickerell, Weymouth

Approximate Area = 1384 sq ft / 128.5 sq m (excludes garage)

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
70	81

Very energy efficient - lower running costs

(92 plus) A

(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

PGS/Poundbury/25/03/24

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