



Amberwell, Plaisters Lane, Sutton Poyntz, Weymouth,
Dorset

Guide Price
£825,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

An attractive individually built 1950's detached house set in grounds of 1.21 acres, delightfully situated in the sought after village of Sutton Poyntz enjoying far reaching views over the surrounding countryside to the sea.

**Amberwell
Plaisters Lane
Sutton Poyntz
Weymouth
Dorset
DT3 6LQ**

- Stunning far reaching views over surrounding countryside to the sea
- Highly sought after location at Sutton Poyntz
 - Same family ownership for over 40 years
 - Two receptions rooms
- Three bedrooms with en-suite bathroom to main bedroom
- Landscaped terraced gardens and paddock, in all circa 1.21 acres (0.381 ha)
- Full width sun terrace with south westerly views
 - Detached double garage

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

An individually built detached house situated in a highly sought after location at Sutton Poyntz, enjoying far reaching views over the surrounding countryside to the sea at Weymouth.

Built in the 1950's and under the same ownership since 1980, the accommodation is arranged over two floors with all the main rooms enjoying delightful country views.

On the ground floor, an arched entrance door leads to a lobby with cloakroom and double doors into a double aspect sitting room with LPG gas fireplace and doors leading out to a large sun terrace. A door leads to an inner lobby with archways into a dining room and kitchen which is fitted with a range of wall and floor cupboards with double electric oven and five ring halogen hob, pantry, Worcester oil fired boiler and side door to the gardens.

On the first floor are three double bedrooms with the main bedroom having an en-suite shower room. All the bedrooms having built in wardrobes and far reaching views. The family bathroom is fitted with a modern white suite with panelled bath and electric shower.



Outside

There is a private paved area to the front of the property with steps and terraced gardens leading down to the house. Pedestrian side access leads to a workshop and store to the side. Immediately adjoining the rear of the house is a substantial paved sun terrace extending across the full width of the property, enjoying stunning open views over its own gardens and paddock, the surrounding countryside and to the sea in the distance at Weymouth Bay. Steps lead down from the side to two levels of lawned gardens with a range of shrubs, trees and plants with gated access leading to a paddock extending to approximately 0.94 acres. On the opposite side of the lane is a separate detached double garage and concrete hardstanding.

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 down land. 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 and water.

Oil fired central heating. Septic tank drainage

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

Local Authority

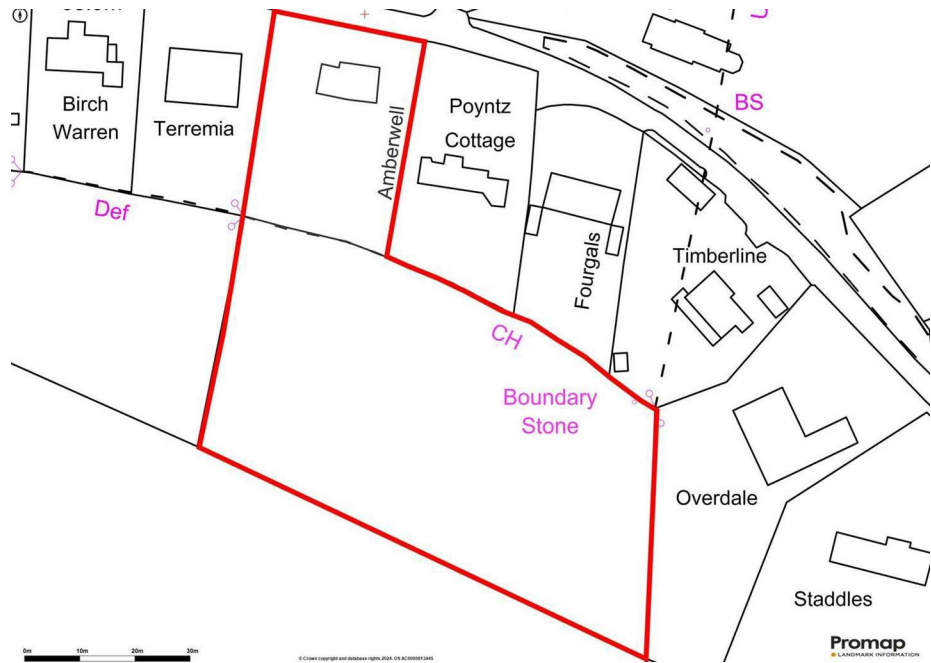
Dorset Council; 01305 251010

Council Tax Band E

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 right-hand side before you enter the village centre. what3words ///dazzling.weeks.irritable



Energy Efficiency Rating		Current	Potential
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		61	75
EU Directive 2002/91/EC			

Poundbury/DW/17.07.24rev

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Approximate Area = 1259 sq ft / 116.9 sq m
 Garage = 347 sq ft / 32.3 sq m
 Outbuildings = 111 sq ft / 10.3 sq m
 Total = 1717 sq ft / 159.5 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1117107



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