



Church Cottage, Mission Hall Lane, Sutton Poyntz, Weymouth, Dorset

Guide Price

£450,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Church Cottage, Mission Hall Lane, Sutton Poyntz, Weymouth, Dorset, DT3 6LY

- Delightful period stone semi detached cottage
- Picturesque village setting close to well renowned public house and duck pond
- Attractive sitting room with oak fitted underfloor heating
 - Spacious kitchen/dining room
- En-suite bathroom, contemporary fitted shower room and cloakroom
 - 3 double bedrooms
 - Ideal main or second home

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A period semi detached cottage peacefully situated in this sought after and picturesque village enjoying views over the surrounding countryside to the rear. Dating from the late 19th century, the cottage offers a wealth of character features typical of its age and type with attractive stone elevations under a slate roof. The cottage was extended around 20 years ago and offers spacious accommodation over 3 floors which has been subject to comprehensive improvement and modernisation by the current owners.

On the ground floor, a delightful sitting room has dual front aspect windows providing an abundance of light with woodburning stove and solid oak underfloor heating. Access leads through to a spacious kitchen/dining room enjoying a double aspect with flagstone flooring, bespoke solid wood cupboards and door to cloakroom and utility room.

On the first floor, cupboard stairs lead to the second floor bedroom, and access to an impressive double bedroom at the rear enjoying far reaching country views, pine flooring

and feature vaulted ceiling. There is a further front aspect double bedroom again with pine flooring and a contemporary 'Duravit' shower room with walk in glazed shower cubicle, wc, bidet and wash hand basin.

On the second floor is a delightful spacious master bedroom suite, double aspect with ornate fireplace, built in wardrobe and door to a well appointed en-suite bathroom.

Outside

Outside, there is a stone walled garden to the front stocked with a variety of flowers and shrubs with flagstone seating area to take advantage of the southerly aspect. The rear garden is fully enclosed and laid to lawn stocked with a variety of fruit trees, shrubs and flowers, vegetable beds, timber garden shed, wood store and outside water tap.

Situation

The property is well positioned within this charming village which nestles below the chalk downs and is about 3 miles to the north-east of Weymouth. Within the village is a

picturesque duck pond, a pub/restaurant and access to some lovely walks across the surrounding down land.

Sutton Poyntz, famously Hardy's Overcombe in the novel 'The Trumpet Major,' is within a designated conservation area and 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 and a restaurant.

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, with beaches and walks along the Jurassic Coastline.

Services

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

Broadband: We are informed that there are superfast speeds in the area.
 Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>).

Church Cottage, Mission Hall Lane, Weymouth, DT3 6LY

APPROX. GROSS INTERNAL FLOOR AREA 1195 SQ FT 111 SQ METRES

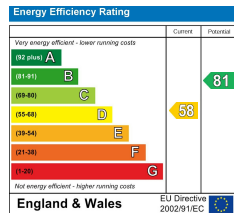
Local Authority
 Dorset Council Tel: - 01305 221000
 Council Tax Band E

EPC D

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 Herringston 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 Mission Hall Lane will be the first turning on your left hand side, once in the lane the property will be found on the left hand side immediately after the Mission Hall.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Symonds & Sampson REF : 526694

Poundbury/DW/15.05.24

01305 251154
 Arch Point House 7 Queen Mother Square
 Poundbury
 Dorset
 DT1 3BY
 poundbury@symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

