



Sandyway, Langton Herring, Weymouth, Dorset

Guide Price
£875,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

An impressive stone built detached house with attached purpose built annexe, delightfully situated in this highly sought after coastal village

**Sandyway
Langton Herring
Weymouth
Dorset, DT3 4HS**

- Impressive, individual Purbeck stone detached residence
 - Highly sought after coastal village
- Close to the Fleet Lagoon and World Heritage coastline
 - Attached purpose built bungalow annexe
- Stunning open plan hand painted kitchen/family room
- Four/five bedrooms with en-suite shower room and family bathroom
 - Integral garage and off road parking
- Beautifully landscaped south facing gardens
 - Stunning far reaching countryside views

Viewing strictly by appointment
Symonds & Sampson
01305 251154





Sandyway

An individual detached house situated in an idyllic setting within this highly sought after village close to the World Heritage Jurassic coastline. The location provides an ideal opportunity to discover the numerous walks and stunning sea views over the Fleet Lagoon which is within walking distance of the property.

The main house was built in 1980 with Purbeck stone elevations with the addition of a purpose built one bedroom bungalow annexe, ideal for a dependent relative added in 1986 in matching Purbeck stone.

The accommodation is beautifully presented with Farrow and Ball paintwork and a stunning hand painted open plan kitchen/family room with a range of appliances comprising electric oven and combination microwave, fridge/freezer, dishwasher and induction hob. There are granite worktops together with central island with complimentary oak worksurfaces. Built in oak dresser and cupboards are all included. The sitting room is double aspect with far reaching views to Hardy's Monument with Bath stone open fireplace and doors to the rear garden room which links to the annexe. There is a well appointed utility room and cloakroom/wc.

On the first floor are four bedrooms with the main bedroom originally 2 bedrooms (easily converted back to 2 rooms) enjoying delightful views and with the benefit of an en-suite shower room with electric underfloor heating. The family bathroom has a contemporary fitted white suite with bath and separate shower cubicle.



Wayside Cottage

Attached to the house is 'Wayside', a purpose built and beautifully presented one bedroom bungalow annexe with separate electric central heating, spacious 'L' shaped sitting/dining room, hand built kitchen with a range of integrated appliances, double bedroom and shower room. Wayside has its own front door although enjoys interconnecting doors through the garden room to the main house.

Outside

A tarmac driveway to the front provides off road parking and leads to an integral garage. The front garden is stocked with a range of shrubs and trees, extending to the side with long range views. Pedestrian side access leads to the rear garden which is a particular feature, enjoying a south facing aspect over the village. Immediately adjoining the rear is a large Indian sandstone paved terrace leading down to lawned gardens stocked with a variety of plants, shrubs and small trees, bounded by stone walls.

Situation

Langton Herring is a village and civil parish in the County of Dorset. It is 5½ miles north-west of the coastal town of Weymouth and is prudently set on a ridge above the Fleet, the Fleet being a brackish tidal lagoon behind Chesil Beach.

The village is home to a renowned public house "The Elm Tree" (awaiting new operating management) so named because of a large elm tree that once stood near the site and to the Church of St Peter a small ancient Gothic building of stone. Nearby are the coastal resorts of Bridport, Weymouth and Portland. The County Town of Dorchester can be found within 10 miles and both Weymouth and Dorchester provide rail links to London Waterloo and Bristol Temple Meads.

There are a wide range of sporting facilities in the vicinity including golf at Weymouth, Bridport and Dorchester (Came Down) and sailing at Weymouth and Portland. There is outstanding walking and riding across the surrounding countryside with the opportunity of taking in the breath-taking views along the stunning coastline.

Services

Mains water, drainage, electricity and oil fired central heating system. Wayside annexe has electric central heating with shared mains water to the house.

Broadband: We are informed that superfast broadband is available. Mobile Phone: Network coverage is reported to be limited indoors and likely outdoors (Information from <https://www.ofcom.org.uk>).

EPC Rating Sandyway - D
EPC Rating Wayside - D

Local Authority

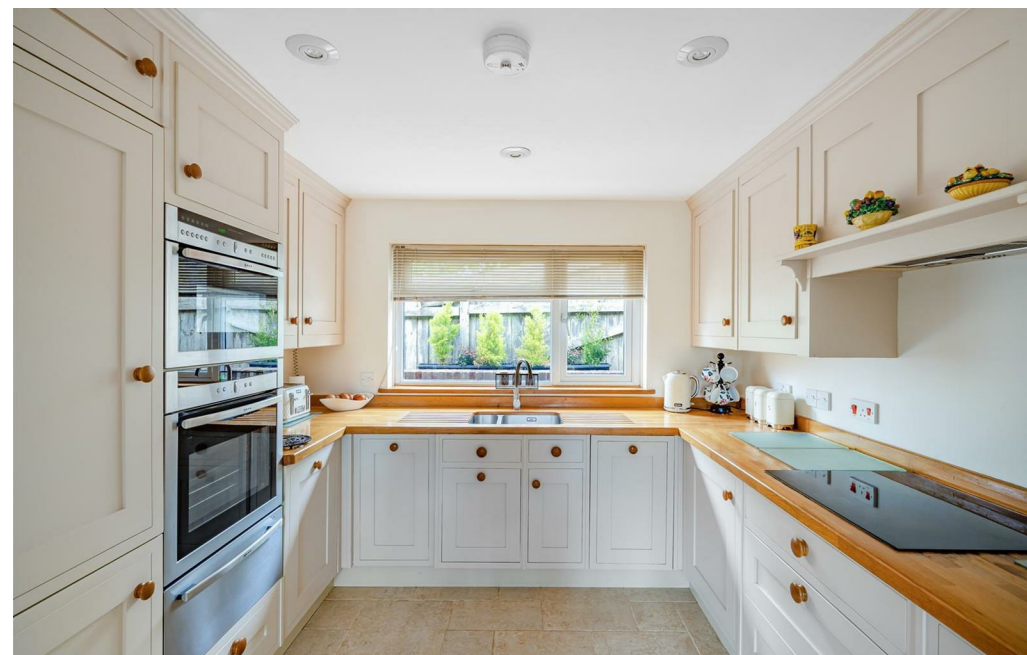
Dorset Council Tel: 01305 251010

Council Tax Band

Sandyway E
Wayside A

Tenure

Freehold





Directions

From Dorchester, proceed through Poundbury. At the Monkey Jump roundabout (A35), take the third exit. Just before entering Winterbourne Abbas turn left, and at the staggered cross road turn right and then left onto Coombe Road leading to Portesham. Continue along this road, through the village of Portesham and at the T-junction, turn left signed Weymouth. Proceed along this road, pass the turning to Rodden and continue over the blind summit, take the next right signed Langton Herring. Follow the road towards the village and continue past the two left hand turnings into the village and the property will be found on your left hand side.

What3words///majority.observers.licks



Sandyway & Wayside, Langton Herring, Weymouth

Approximate Area = 2597 sq ft / 241.2 sq m

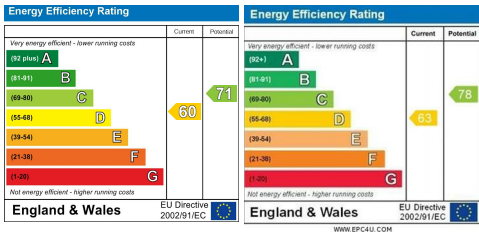
Garage = 232 sq ft / 21.5 sq m

Total = 2829 sq ft / 262.7 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). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1129564



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