



# Overcombe Barn, 100, Sutton Road, Sutton Poyntz, Weymouth, Dorset

A stunning Grade II Listed spacious barn set in 0.39 acre with stunning country views.

Guide Price

**£995,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 100, Sutton Road, Sutton Poyntz, Weymouth, Dorset, DT3 6LW

- Barn conversion in a truly stunning setting
- Grounds of 0.39 acre abutting open countryside
- Country views towards the White Horse on Osmington Hill
- Well appointed accommodation over two storeys
  - Modern kitchen/breakfast room
  - Two reception rooms and a study
  - 4 bedrooms and 3 bathrooms
    - Garden room
    - Summerhouse
    - Double garage

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





### The Property

Overcombe Barn enjoys a truly stunning setting with views of the White Horse on Osmington Hill. Set within grounds of 0.39 acre, the barn offers well-appointed accommodation over two storeys. A welcoming hall with full-length glazed windows has doors to all the principal ground-floor rooms. The hub of this fine home is the kitchen/dining room which is flooded with light and enjoys the open aspect over the garden and countryside beyond. The kitchen is fitted with a range of wall and floor-mounted units with quartz worktops, induction hob, integrated oven, microwave, dishwasher and fridge/freezer. There are glazed doors to the garden and a door to a utility room with a sink unit and plumbing for a washing machine. There is a formal dining room accessible from the hall and kitchen, study, cloakroom and sitting room with a feature fireplace and gas stove leads to a garden room with under floor heating, remote control roof blinds and a door opening onto the sun terrace.

On the first floor, the rooms have vaulted ceilings and exposed beams. The two principal bedrooms each enjoy the

luxury of an en-suite shower room. There are a further two additional bedrooms, one with jack-and-Jill access to the family bathroom.

### Outside

Externally, to the front within the gravelled courtyard there is parking and access to the double garage, which has power and light. The garden to the rear is a real feature. Immediately to the rear of the house is a brick and stone-paved sun terrace providing the ideal setting for alfresco dining whilst taking in the breath-taking scenery. There is an extensive lawn, orchard, vegetable garden, timber shed and summerhouse with a kitchenette. The rear boundary abuts the open countryside beyond. To the side of the property, there is vehicular access to the rear of Overcombe Barn and the neighbouring property.

### Situation

Overcombe Barn is tucked away yet enjoys a central position within the heart of 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 downland. The Mill House and Sutton Mill were both used by Thomas Hardy in his novel 'The Trumpet Major' as the setting for Overcombe.

Sutton Poyntz is 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, a 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 sports activities, with beaches 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 water, electric, drainage.  
Gas fired central heating system.

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

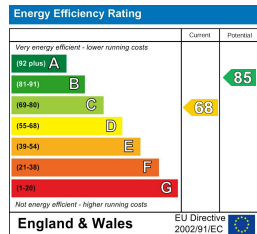
EPC Band D

**Local Authority**

Dorset Council - 01305 251010  
Council Tax Band G

**Directions**

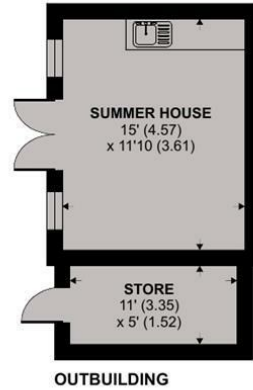
From Chalbury Corner at Preston follow the A353 Preston Road sign posted to Osmingro and Sutton Poyntz. Turn left opposite the Spice Ship public House into Sutton Road and drop down the hill towards the village, and as the road bears to the left turn right (signposted towards the Springhead Pub) and continue, after a short distance turn right opposite Sutton Mill into the courtyard and Overcombe Barn will be found on the left hand side. What3words ///twinge.recipient.twinkled



**Sutton Road, Sutton Poyntz, Weymouth**

Approximate Area = 2304 sq ft / 214 sq m  
Garage = 329 sq ft / 30.6 sq m  
Outbuilding = 238 sq ft / 22.1 sq m  
Total = 2871 sq ft / 266.7 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). © nchecom 2024. Produced for Symonds & Sampson. REF: 1131029



Poundbury/JS/28.5.24

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