



Burdenfields, Bryants Lane, Weymouth, Dorset

An attractive individually built detached 4 bedroom house delightfully situated in a tucked away location close to Wyke Square.

Guide Price
£675,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Burdenfields, Bryants Lane Weymouth Dorset, DT4 9HB

- Stunning individually built detached house
 - Views towards Chesil Bank and the sea
- Situated a quiet tucked away position in Old Wyke
 - 4 bedrooms
 - 2 bathrooms
 - South facing gardens
 - Double garage
- Walks over the Jurassic Coastline including the stunning Fleet Lagoon nearby
- Easy reach of Portland Harbour and Sailing Academy

Viewing strictly by appointment
Symonds & Sampson
01305 251154





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The Property

Built in 2010 by the current owners with Purbeck stone elevations under a slate roof, the property is designed for modern living with the benefit of solar powered water, rainwater harvesting, central vacuum system and sprinkler system throughout.

On the ground floor, a porch leads into a welcoming hallway with oak flooring and doors leading to a double aspect sitting room with oak flooring, contemporary fitted cloakroom and impressive open plan kitchen/dining room.

The kitchen is extensively fitted with a range of oak fronted wall and floor cupboards with granite and oak worksurfaces, integrated dishwasher, fridge/freezer and slot in 5 ring range cooker. There is a feature central island with a range of units under. A door to the side leads into a useful

utility room with door to outside.

On the first floor are 3 bedrooms with the main bedroom having an en-suite bathroom together with separate contemporary fitted shower room.

On the second floor is a further double bedroom and office area. From the stairs there is access to eaves storage.

Outside there is a detached double garage and gated access leading to an attractive lawned garden enjoying a southerly facing aspect enjoying delightful views across to Portland, large sun terrace and shrub and flower borders.

Situation

Burdenfields is situated within the popular Wyke Regis area of Weymouth on the southern edge of the town close to the Jurassic Coastline, Chesil Beach, Portland Harbour and the National Sailing Academy. The area boasts many amenities including primary and secondary schools, a post office, a mini supermarket, hairdressers, opticians, a doctor's

surgery, a public house, and takeaways.

There is a regular bus service to the town centre which can be found within 2 miles and provides a range of shopping and educational facilities as well as a large sandy beach and picturesque harbour. The area is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

Services

Mains gas, electric, water and drainage.

Gas-fired central heating system.

Roof-mounted Solar Panels.

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>).

Local Authority
Dorset Council; 01305 221000
Council Tax Band E



Bryants Lane, Weymouth, DT4 9HB

Approximate Area = 2133 sq ft / 198 sq m (includes garage)

Limited Use Area(s) = 158 sq ft / 15 sq m

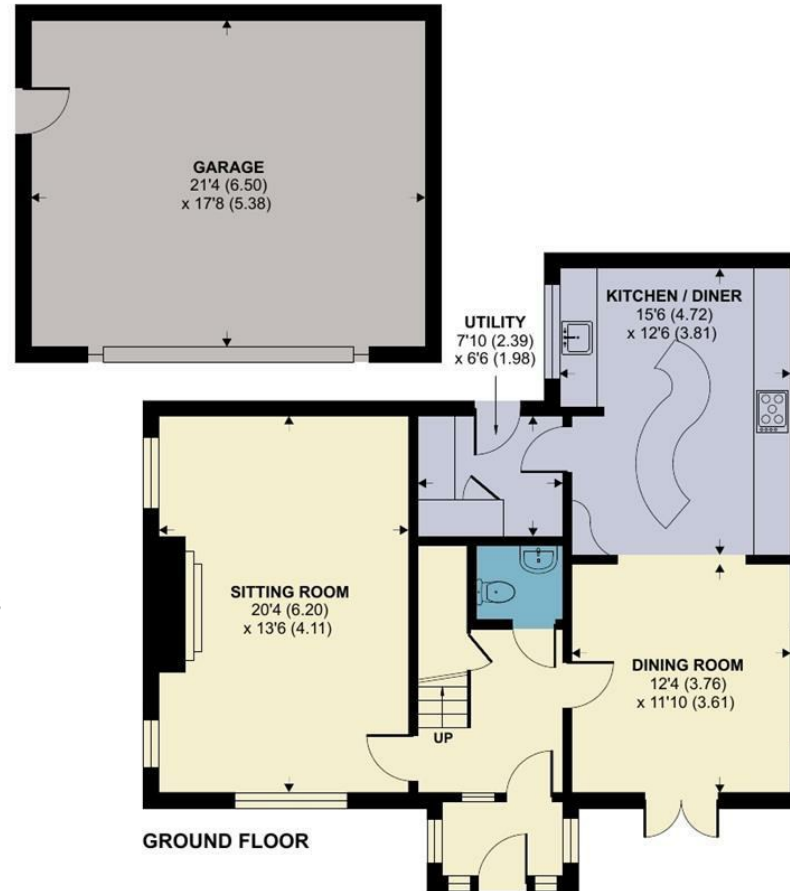
Total = 2291 sq ft / 213 sq m

For identification only - Not to scale

Denotes restricted head height

Directions

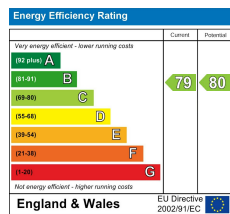
From Dorchester take the A354 signed to Weymouth, continue for approximately 8 miles and on approaching the Manor roundabout, take the second exit signed to town centre and Portland. At the next roundabout proceed straight over, taking the first exit and continue along this road. At the lights take the middle lane and proceed straight over onto Westwey Road. At the harbour junction lights continue straight over onto Boot Hill. Continue up the hill and at the lights turn right onto Wyke Road. Continue along Wyke Road for approximately ¼ of a mile and after passing All Saints Church turn left into All Saints Road continue to the bottom of the road and bear right into Wyke Square, continue past Wyke Village Stores and bear right into High Street and immediately right into Bryants Lane. Access to the property is via a right of way over a shared driveway on the right hand side of Bryants Lane. what3words ///years.match.shiny



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 621503

Poundbury/JS/28.5.24

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