



Overcombe Drive, Weymouth, Dorset

A four bedroom detached house delightfully situated at Overcombe, enjoying stunning far reaching sea views over Weymouth Bay, Portland Harbour and the Lodmoor nature reserve.

Guide Price

£595,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**22 Overcombe Drive
Weymouth
Dorset
DT3 6QE**

- Far reaching sea views across Weymouth Bay, Preston and Lodmoor Nature Reserve
- Sought after location at Overcombe minutes from the beach
 - 2 reception rooms and 4 double bedrooms
 - Off road parking and integral garage
- Front and rear gardens, both with wonderful sea views

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

An individual, four bedroom, detached house delightfully situated at Overcombe, enjoying stunning, far-reaching views of Weymouth Bay, the Isle of Portland and over the lakes of the RSPB Lodmoor Nature Reserve. The accommodation is arranged over two floors with all the principal rooms enjoying sea views. The double-glazed front door opens to the useful entrance porch and a further door into the hallway. The downstairs rooms are approached from the hallway, which includes a downstairs WC. The sitting room is triple aspect with stunning sea views to the front and a picture window and door opening onto to the rear garden and seating areas. The parquet flooring in the hall continues into the separate dining room, again with wonderful sea views. The kitchen is approached through a sliding door. This light, dual aspect room is well-appointed with a range of wall and floor cupboards, a breakfast bar, gas boiler and a utility cupboard housing the washing machine and tumble dryer. Far reaching countryside views can be enjoyed beyond Preston from the breakfast bar and the rear picture window looks over the well-stocked rear garden. A half-glazed door leads to a useful lean-to utility space with a sink, wall and floor cupboards and doors to the front and rear gardens. On the first floor, the landing has a hatch with an integral, pull-down ladder to the part-boarded loft. There is an airing cupboard and doors to the four double bedrooms, three of which enjoy delightful sea views over Weymouth Bay and the nature reserve. The stairs, landing and main rooms are newly carpeted, March 24. The bathroom has a handbasin, WC and a panelled bath with shower and shower screen.

A driveway provides off-road parking and leads to a larger than average integral garage with 2 windows to the south. Currently it is set up as a games room/gym with a full-size table tennis table, but has annexe or holiday-let potential, subject to the relevant regulations.

Outside

The front garden is terraced and partly lawned with flowers and shrubs. Steps lead up to the front door and the sun terrace. This is a wonderful seating area with far-reaching sea views to the south. To the north there are hillside views over Preston towards Hardy's monument and to the west there are some stunning sunsets whatever the season. The rear garden is a particular feature and although there is scope for further landscaping, it enjoys spectacular long-range views over Weymouth Bay and the Lodmoor Nature Reserve. The seating area near the lounge is bordered by colourful planting. Steps lead up to the lawned gardens, stocked with shrubs, plants and trees along with some wildflower areas. The far end of the garden is enclosed by a stone wall, backing onto open fields. There are several, private, seating areas so you can benefit from the sun whenever it shines from dawn to dusk.

Situation

The property is situated on the outskirts of Weymouth in one of the area's most enviable locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and this is a great spot for paddle boarding and kite surfing too. There are stunning, countryside walks towards the SW

coast path right from the front door and a swim is just minutes away! From the field behind the house it's a few minutes' walk to the green, open spaces at Furzy cliff on Bowleaze Cove and to a choice of cafés overlooking the sea.

The wide range of local amenities is close by including a post office / general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist is just a mile away by car or 15 mins walk. The bustling and lively town centre is approximately 2 miles away with a comprehensive range of shopping and educational facilities. Its golden sands have again been recognised with a prestigious Blue Flag award. Weymouth has a picturesque inner harbour with continental style cafés, a number of boutiques, eateries and bars as well as sports facilities, cinema and theatre venues. Weymouth and Portland boast excellent sailing and water sport facilities and is home to The Weymouth and Portland National Sailing Academy. The resort is surrounded by beautiful, rolling countryside which can be explored by car or via the many excellent footpaths, bridleways and cycle paths. There are areas of Outstanding Natural Beauty especially 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 central heating system. Broadband: Suuperfast is available in the area. Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from

<https://www.ofcom.org.uk>

Local Authority: Dorset Council
Council Tax Band E EPC D

Directions

From the A35 take the A354 south towards Weymouth. At the first roundabout, Bincombe Bumps, take the 2nd exit signposted Littlemoor/Preston. At the next roundabout take the first exit and follow the road for approximately two miles until the next roundabout. At this roundabout, Chalbury Corner, take the 3rd exit onto Preston Road. Continue until the next traffic lights and roundabout at Overcombe Corner and take the first exit, a sharp left, onto Bowleaze Coveaway. Drive up the hill until you pass The Harvester public house and turn left into Overcombe Drive. The property will be found on the right-hand side with our For Sale board. What3words ///camped.hack.mealtime



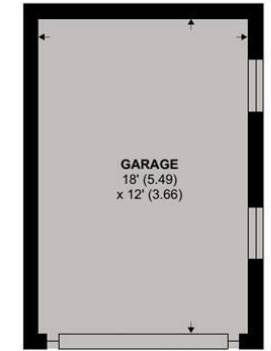
Overcombe Drive, Weymouth

Approximate Area = 1378 sq ft / 128 sq m

Garage = 216 sq ft / 20 sq m

Total = 1594 sq ft / 148 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Key energy efficient - lower running costs	Current Potential
85-92 A	84
69-84 B	
55-68 C	
39-54 D	
23-38 E	
9-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales EPC Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1137989



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