



Magnolia Cottage, 2 Wyke Oliver Road, Weymouth, Dorset

A beautifully presented semi-detached period cottage conveniently situated at Preston and within easy access to Overcombe beach

Guide Price
£425,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Magnolia Cottage 2 Wyke Oliver Road Weymouth Dorset, DT3 6BW

- Charming and spacious period stone built semi detached cottage
- Immaculately presented, extended accommodation
 - Sought after location at Preston
- Close to a range of local amenities, Overcombe beach and Bowleaze Cove
 - Impressive open plan sitting/dining room
- Three double bedrooms, bathroom and shower room
 - Delightful south facing gardens
- Extensive off road parking with 2 driveways and garage
 - Ideal main or second home

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A charming and beautifully presented period semi detached cottage conveniently situated at Preston, close to a range of local amenities and a short walking distance to Overcombe beach.

Dating from the 1890s with attractive stone elevations, the cottage has been substantially extended, creating a spacious and versatile home with abundant natural light from east and south facing elevations. Under the current ownership, a comprehensive programme of modernisation and refurbishment has been undertaken with impressive open plan living and quality fitted kitchen and bathrooms.

On the ground floor, an entrance porch leads into a delightful open plan sitting/dining room enjoying a double aspect, south facing bay window and French doors opening to the garden and sun terrace. There is an attractive stone fireplace with wood-burning stove and door with stairs to the first floor. An inner lobby leads to a double bedroom with side aspect windows and access into a well-appointed kitchen/breakfast room with wall and floor cupboards, wall-mounted Worcester Bosch gas boiler, induction hob, electric oven, integrated fridge/freezer, microwave and dishwasher. A side door leads to a utility room and ground floor bathroom with a modern white suite including a 'P' shaped bath with shower over and fully tiled walls and

flooring and door to attached garage.

On the first floor landing access leads to an insulated loft space and a contemporary fitted shower room, again fully tiled throughout. There are 2 further double bedrooms, one having a range of built-in wardrobes.

Outside

A brick paved driveway off Preston Road provides off road parking and leads to a single garage with power and light. The gardens are situated to the south side of the cottage with a further driveway off Wyke Oliver Road with off road parking for several cars. Immediately adjoining the rear is a paved Indian Sandstone sun terrace leading to lawned gardens stocked with shrubs, plants and a fine Magnolia tree.

Situation

The property is situated on the outskirts of Weymouth in one of the area's most popular locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and a great spot for paddle boarding and kite surfing. There are stunning, countryside walks towards the SW coast path within a short distance from the cottage 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 are a few meters away at Chalbury corner. 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 fired central heating system.

Broadband- Ultrafast broadband is available
Mobile phone coverage- It is reported that you are likely to have network coverage for both indoors and outdoors
(Information from <https://www.ofcom.org.uk>)

Local Authority
 Dorset Council Tel: - 01305 251000
 Council Tax Band: Exempt- Currently used as a self-catering holiday unit and premises.
 Current Rateable Value: £3,600.00
 EPC Band: D

Tenure
 Freehold

Directions
 From Dorchester take the A354 south towards Weymouth at the Bincombe Bumps roundabout take the 2nd exit signposted Littlemoor/Preston, at the next roundabout take the first exit and follow the road for approximately two miles. At the Chalbury Corner roundabout take the 3rd exit right onto Preston Road, continue past the doctor's surgery and take a right hand turn into Wyke Oliver Road and the cottage will be immediately on your right hand side.
 What3words///scorched.cuddling.dips




Energy Efficiency Rating		Current	Potential
100-81	A		
81-65	B		
65-55	C		
55-49	D	64	
49-41	E		
41-31	F		
31-21	G		

Not energy efficient - higher running costs
EU Directive 2002/91/EC
 England & Wales

Poundbury/DW/27.06.24

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Wyke Oliver Road, Weymouth

Approximate Area = 1205 sq ft / 111.9 sq m
 Garage = 119 sq ft / 11 sq m
 Total = 1324 sq ft / 122.9 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1147914



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