



St Briavels, Silver Street, Sutton Poyntz, Weymouth, Dorset

An attractive, individually built detached bungalow delightfully situated in this picturesque and highly sought after conservation village.

Guide Price
£635,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

St Briavels, Silver Street, Sutton Poyntz, Weymouth, Dorset, DT3 6LL

- Detached bungalow set in its grounds of just over 0.3 acres
- Situated in the heart of this picturesque village adjacent to the duck pond
 - In need of general modernisation
 - Double garage and ample parking
 - Sitting room, kitchen/dining room
 - Two conservatories
 - Three bedrooms

Viewing strictly by appointment
Symonds & Sampson
01305 251154





'St Briavels' comprises of an individual detached bungalow set in grounds of around 0.3 acres, delightfully situated within the heart of the village adjacent to the picturesque duck pond.

The property provides a spacious interior with an entrance porch leading into a hallway. Doors open into a spacious sitting room. Doors lead to an inner hall together with the kitchen/dining room which is fitted with a range of pine fronted wall and floor cupboards. There are three bedrooms with one bedroom having French doors into a conservatory. A second conservatory leads off from the kitchen. There is a modern fitted shower room and separate wc.

Outside

Externally there is driveway with parking leading to a detached double garage. The gardens are a particular feature, being level and mainly laid to lawn and extending around the bungalow with a variety of mature fruit trees including pear, apple and plum. There are a shrub and flower borders, a timber shed and greenhouse.

Situation

The property is well positioned within 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 down land.

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, delicatessen, 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 sport 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, electricity, water
Heating; Gas fired central heating (New boiler June 2024)

Broadband: Superfast broadband is available in the area
Mobile Phone: Network coverage is reported to be limited indoors and likely outdoor (Information from <https://www.ofcom.org.uk>)

EPC C

Local Authority

Dorset Council 01305 251010
Council Tax Band E

Silver Street, Sutton Poyntz, Weymouth, DT3 6LL

Approximate Area = 1343 sq ft / 124.7 sq m

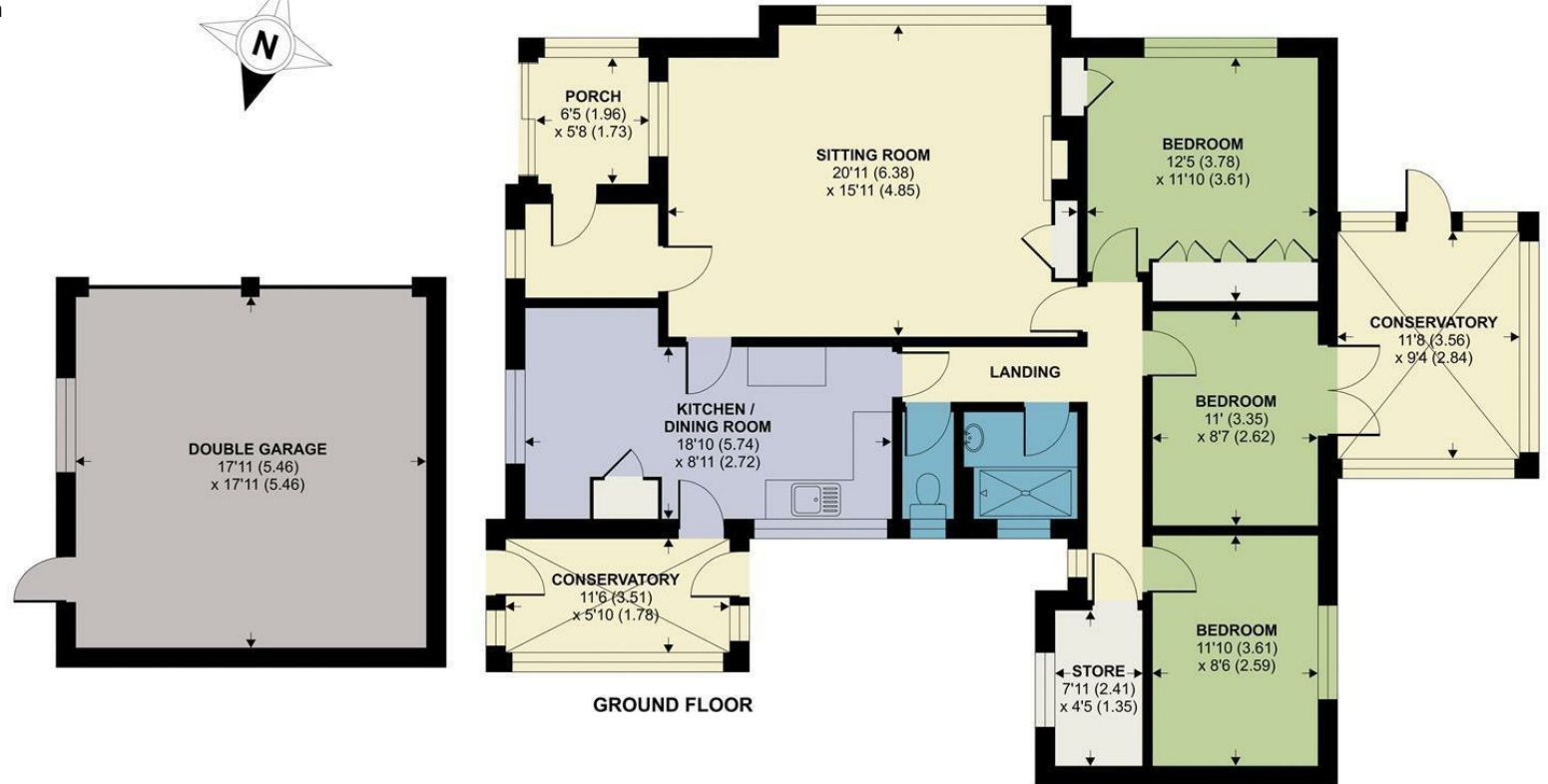
Double garage = 324 sq ft / 30 sq m

Total = 1667 sq ft / 154.8 sq m

For identification only - Not to scale

Directions

From the 'Top O' Town Roundabout' in Dorchester, proceed southbound with the Borough Gardens on the left. At the next two sets of traffic lights proceed straight over taking the next turning right into Herringston Road. Continue along this road, passing Came Down Golf Course on the right. Continue and take the next right signed Preston/Sutton Poyntz. Proceed along this road and at the next turning, bear left sign posted Sutton Poyntz. Drop down the hill towards the village, and as the road bears to the right turn left into Sutton Road (signposted towards the Springhead Pub) and continue, after a short distance taking a left turn into Mission Hall Lane and then an immediate left onto Silver Street. The bungalow will then be found on your right hand side, slight set back from the street.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 634629

Poundbury/DW/5.7.24

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