

Symonds  
& Sampson



# Valley Cottage

Plaisters Lane, Weymouth, Dorset

# Valley Cottage

Sutton Poyntz  
Weymouth  
Dorset DT3 6LQ

A beautiful thatched home set on about 0.67 ha (1.67 acres) in one of the most desirable and picturesque locations in the area.



- Picturesque location within reach of the coast
  - Well appointed contemporary interior
    - 3 reception rooms
  - Modern fitted kitchen/breakfast room
    - 3 bedrooms, plus study/bedroom 4
      - 2 Bathrooms
  - Set in grounds of about 0.67 ha (1.67 acres)
    - Landscape gardens and paddock
- Range of outbuildings including stables and double garage

Guide Price £1,400,000

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

Valley Cottage is a beautiful thatched home set on about 0.67 ha (1.67 acres) in one of the most desirable and picturesque locations in the area. This stunning property boasts a beautifully presented contemporary interior with a delightful blend of period features and modern fittings, creating a unique and charming living space.

## ACCOMMODATION

On the ground floor, the impressive entrance hall features an exposed stone wall with an arch and a full-length window to the rear, offering a breathtaking view of the beautiful garden and surrounding scenery. A well-proportioned sitting room features a dual aspect with two portrait windows to the front and a bay window with French doors opening to the rear garden. It also includes a brick-built open fireplace with a wooden beam, adding warmth and character. The dining room leads into a well-equipped kitchen/breakfast room with modern fitted units, ample work surfaces, a 5-ring Smeg electric hob, an eye-level oven with microwave oven above and a dishwasher. French doors lead into a conservatory that opens into the garden, providing a perfect space for outdoor enjoyment. The garden room boasts a stunning bay window with a window seat offering views over the garden and countryside beyond. There is a door opening onto a raised sun terrace. The ground floor includes a convenient utility room, a study/bedroom, and a cloakroom.

The first floor features a galleried landing that overlooks the hall and provides an outlook from the featured full-length window at the centre of the rear elevation. The principal bedroom benefits from 'his and hers' walk-in wardrobes and a modern fitted en-suite shower room. There are two additional double bedrooms and a fitted family bathroom, offering ample space for family and guests.





## OUTSIDE

Valley Cottage is approached by a drive that is enclosed by mature trees and shrubs providing privacy from Plaisters Lane. The drive leads to a parking area for several vehicles and a detached double garage with power, lighting and a side pedestrian door. Situated to one side of the garage are two timber-built stables with lighting. There is a path to the front door and pedestrian access to either side of the property leading to the rear.

To the rear of the house is a stunning landscaped lawn garden with well-stocked shrub beds and trees. There are stone-paved

sun terraces and a sun deck with a timber summer house which surrounds a delightful garden pond. The garden opens into a fenced paddock which borders the open fields beyond.

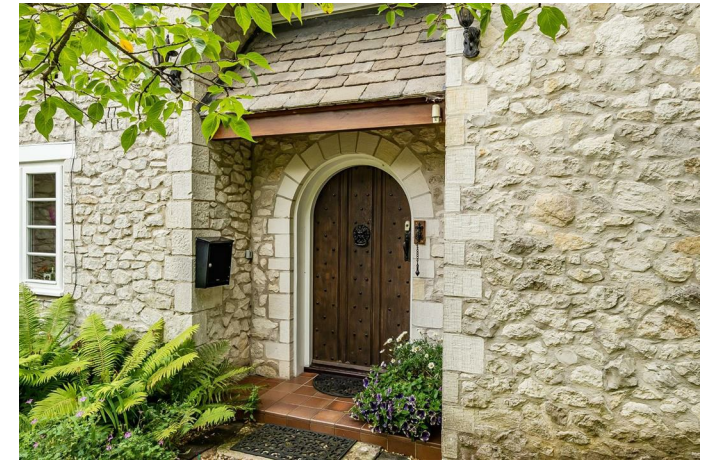
## SITUATION

Valley Cottage is set 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 downland. The Mill and Mill House 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 a primary school, doctor's surgery, hairdressers, a delicatessen, 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.



## DIRECTIONS

[what3words:///chain-saw-payback-partner](https://www.what3words.com/chain-saw-payback-partner)

## SERVICES

Mains water, electricity, drainage.  
LPG central heating system.

Broadband - Superfast speed available

Mobile - It is reported you are likely/limited to have network coverage for indoors and likely coverage outdoors (Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Local Authority  
Dorset Council - 01305 251010

Council Tax Band - G  
EPC F

The property is situated in a conversation area.

Poundbury/JS/17.07.24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002	

# Plaisters Lane, Sutton Poyntz, Weymouth

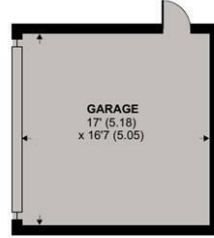
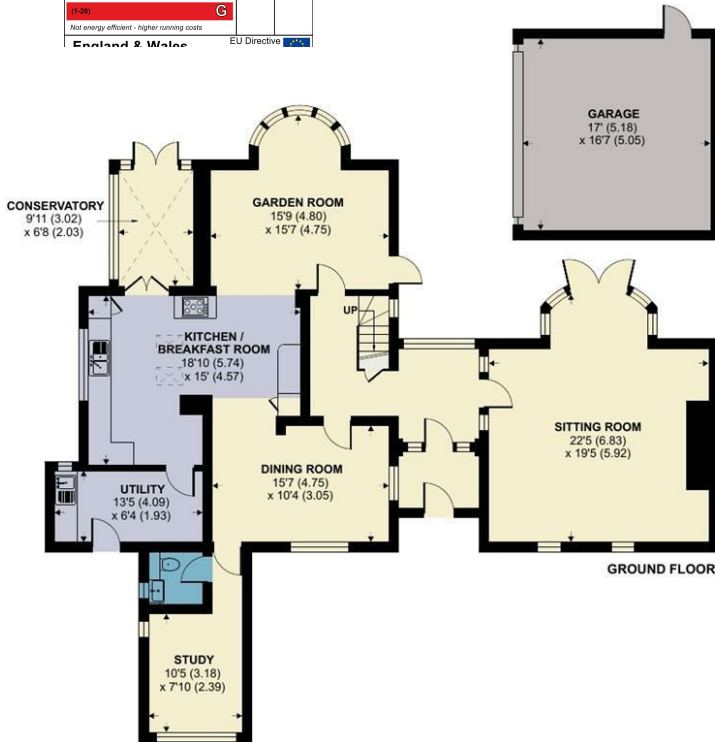
Approximate Area = 2485 sq ft / 230.8 sq m (excludes void)

Garage = 283 sq ft / 26.2 sq m

Outbuildings = 218 sq ft / 20.2 sq m

Total = 2986 sq ft / 277.2 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). © ncthec.com 2024. Produced for Symonds & Sampson. REF: 1152488



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