



5 Verlands Road, Preston, Weymouth, Dorset

A spacious and well presented four bedroom detached house situated on the edge of the highly sought after village of Sutton Poyntz.

Guide Price
£580,000
Freehold

Symonds & Sampson
ESTABLISHED 1858

**5 Verlands Road
Preston
Weymouth
Dorset, DT3 6BY**

- Impressive kitchen/breakfast/family room
 - Bay fronted sitting/dining room
- Master bedroom with luxury en-suite bathroom
 - Three further bedrooms & study
- Landscaped garden with workshop/studio
 - Far reaching country and sea views
- Close to a wide range of amenities and access to idyllic walks including those along the World Heritage Jurassic Coastline

Viewing strictly by appointment
Symonds & Sampson
01305 251154





An impressive, high specification four bedroom detached house situated on the edge of the much-coveted village of Sutton Poyntz.

The accommodation is arranged over three floors and subject to modernisation and improvement with a host of contemporary fittings with the principle rooms enjoying a light and spacious feel.

On the ground floor is a welcoming entrance hall, a bay fronted sitting/dining room with feature fireplace and wood flooring. From the dining room, double doors open into an impressive kitchen/family room with beautifully fitted kitchen with central island and granite worktops. Integrated appliances include combination double oven, fridge freezer, dishwasher and induction hob. There is a ground floor utility room, contemporary fitted cloakroom and study room.

On the first floor are three bedrooms, all enjoying delightful views with bedroom 4 featuring a small balcony, together with a fitted shower room. On the second floor is a main bedroom with triple aspect and far reaching views to the sea

and Portland. There is a high quality en-suite bathroom with bath and separate shower cubicle.

The excellent specification also includes double glazing, a gas central heating system, oak internal doors and photovoltaic roof panels with feed-in tariff.

Outside

Outside, a brick paved drive to the front provides off road parking with pedestrian side access to the rear. The rear garden is designed for ease of maintenance with Indian Sandstone patio leading to a small garden with shrubs and plants. At the rear is a useful workshop/studio with power and light connected.

Situation

The property is situated on the edge of the charming village of Sutton Poyntz. The area is about 3 miles to the north-east of Weymouth and is well served with a wide range of amenities including chemist, doctor's surgery, delicatessen, mini supermarket and two public houses, all of which are within walking distance of the property.

The picturesque village of Sutton Poyntz enjoys an active and vibrant community. The attractive duck pond in the centre of the village is a real feature, there is also a popular pub/restaurant and access to some lovely walks across the surrounding down land including the 'White Horse' on Osmington Hill. The Mill House and Sutton Mill were both used by Thomas Hardy in his novel 'The Trumpet Major' as the setting for Overcombe. The 'World Heritage' Jurassic Coastline is within walking distance with a nearby pathway from Preston Road winding through the countryside to the coast line.

The seaside resort of Weymouth provides the opportunity to enjoy a range of sailing and water sport activities. The County Town of Dorchester is about 4 miles away. Both towns offer a comprehensive range of shops as well as cultural, recreational and educational facilities as well as main line rail links to London Waterloo and Bristol Temple Meads.

Services

Mains electric, gas, water and drainage.
Gas fired central heating system.

Photovoltaic roof panels which provide a feed-in tariff.

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 251010
 Council Tax Band E
 EPC Band D

Directions
 From the 'Top O' Town roundabout in Dorchester, proceed south. At the next two sets of lights proceed straight over, taking the next left into Herringston Road. Continue along this road passing Came Down Golf Course on the right. Take the next right signed Preston/Sutton Poyntz. Take the next left signed Sutton Poyntz and drop down into the village. Continue into Sutton Road and at the far end turn left into Verlands Road.
 what3words: ///anchorman.regulates.poetry



Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
G	H

England & Wales
 EU Directive 2002/91/EC

Poundbury/DW/29.08.24rev

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Approximate Area = 1879 sq ft / 174.5 sq m
 Limited Use Area(s) = 74 sq ft / 6.8 sq m
 Outbuilding = 136 sq ft / 12.6 sq m
 Total = 2089 sq ft / 193.9 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1108521



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