



# 6 Yew Tree Close

Weymouth, Dorset



# 6 Yew Tree Close

Weymouth  
Dorset DT3 6GA

A most attractive and highly impressive executive style five bedroom detached house with walled gardens, delightfully situated in a sought after cul-de-sac location at Preston.



- Highly impressive modern detached house in sought after cul-de-sac at Preston
  - Level walking distance to local amenities and beach at Overcombe
    - 2 reception rooms and conservatory
    - Attractive Canadian maple fitted kitchen
- 5 bedrooms with 2 en-suite shower rooms and family bathroom
  - Wall enclosed gardens with extensive parking and double garage
  - Beautifully presented accommodation

Guide Price £800,000

Freehold

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## THE PROPERTY

A substantial and highly impressive detached house situated in a convenient and sought after cul-de-sac location at Preston within minutes from the doctor's surgery and amenities at Chalbury corner. Built in 2007 with attractive mellow brick elevations under a tiled roof, the accommodation is extremely spacious and arranged over three floors with a number of design features. Beautifully maintained and improved by the same owners since new with Upvc double glazed windows throughout, high quality Canadian maple replacement kitchen and delightful easily maintained walled gardens with extensive secure parking and double garage.







## ACCOMMODATION

An impressive and welcoming reception hall immediately creates a feeling of space with tiled flooring, oak internal doors and feature oak staircase rising to the first floor. There is a useful storage cupboard, cloakroom with WC and matching tiled flooring which also runs throughout the kitchen and utility room. There are two reception rooms with a double aspect sitting room with a living flame gas fire and French doors leading to the rear garden and spacious dining room with bi-folding doors opening into a lovely conservatory overlooking the front garden. The kitchen/breakfast room is a particular feature that has been comprehensively updated by the current owners with Canadian maple solid wood wall and floor cupboards with granite worktops, integrated full-length fridge, dishwasher, built-in combination oven/microwave, range cooker with double oven and

extractor hood. French doors from the breakfast area open out to the rear courtyard. A door leads to the utility room with matching maple units, gas fired boiler, integrated freezer and a door to the rear garden.

The first-floor landing has two front aspect windows, stairs to the second floor and an airing cupboard with pressurised water system. Oak internal doors again run throughout leading to a family bathroom with panelled bath and separate shower cubicle and four spacious double bedrooms, two of which have en-suite shower rooms. Three bedrooms enjoy the benefit of built-in wardrobes.

On the second floor is an additional double bedroom and large store room which was originally designed as a bathroom (plumbing available).

## OUTSIDE

Fully enclosed by attractive mellow brick walls with a pedestrian gate to the side leading to the front garden which is mainly lawned with laurel hedges to the front boundary together with a variety of shrubs and plants, pine tree and timber built summerhouse. To the side is a paved terrace with gated access to the rear. Electrically operated double doors to the rear open onto a large brick paved driveway and hardstanding area, all designed for ease of maintenance and providing parking for numerous cars, leading to a double garage with electrically operated door, eaves storage and personal side door.

## SITUATION

The property is situated in an exclusive cul-de-sac at Preston on the outskirts of Weymouth, in one of the area's most sought after





locations just a short walk to the beach at Overcombe and Bowleaze Cove. There are a wide range of local amenities close by including post office/ general store, café, public house and florist. There is a doctor's surgery and deli/off license literally a minutes level walk from the house.

The bustling and lively town centre of Weymouth can be found within approximately 2 miles away and provides a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of boutiques, eateries and café/bars. Weymouth and Portland boast excellent sailing and water sport facilities and the resort is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular,

those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

### DIRECTIONS

What3words///spider.throats.scariest

### SERVICES

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

Local Authority: Dorset Council Tel: - 01305 251000

Broadband: Ultrafast is available in the area. Highest upload speed 200 Mbps

Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

### MATERIAL INFORMATION

The property is subject to a tree preservation order.

Council Tax Band: F

EPC Band: C



# Yew Tree Close, Weymouth

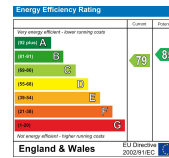
Approximate Area = 2406 sq ft / 223.5 sq m  
 Limited Use Area(s) = 199 sq ft / 18.4 sq m  
 Garage = 358 sq ft / 33.2 sq m  
 Total = 2963 sq ft / 275.1 sq m

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). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1176341



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