

Symonds
& Sampson



Hollytree Cottage

23 Coldharbour, Chickerell, Weymouth, Dorset

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23 Coldharbour
Chickerell, Weymouth
Dorset DT3 4BG



- Extended and spacious semi detached house
 - Far reaching countryside views to the rear
 - Three reception rooms
- Impressive contemporary fitted kitchen/family room
 - Three double bedrooms
- Large driveway with extensive parking a detached garage
- Substantial gardens, in all around 0.28 acres (0.114 ha)

Guide Price £500,000

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

An extended three double bedroom semi detached house situated at Coldharbour on the outskirts of Chickerell, enjoying stunning far reaching countryside views. The accommodation has been subject to modernisation and improvement creating a wonderful and impressive family home with three reception rooms and contemporary fitted kitchen. Outside is extensive parking and a detached garage, leading onto large lawned gardens.

THE ACCOMMODATION

On the ground floor a door leads into a dining room with oak flooring and spacious double aspect sitting room with multi-fuel burner. The kitchen/ family room is a particular feature with a range of wall and floor cupboards with oak worksurfaces, central island and fitted appliances comprising Neff electric double oven, AEG induction hob with extractor, Bosch dishwasher and washer/dryer and two fridge/freezers. From the kitchen access leads out to a large sun terrace and rear garden together with a side door leading to a useful cloakroom and double-aspect study. On the first floor are three double bedrooms together with a spacious family bathroom.

OUTSIDE

From the road, a gravelled driveway provides extensive off road parking and leads to a detached garage with power

and light and useful loft storage. Gated access leads to the rear with a large paved patio enjoying delightful countryside views. Beyond lies large lawned gardens leading down to a timber built garden store and greenhouse.

SITUATION

The property is situated at Coldharbour which lies in between the villages of Chickerell and Nottingham. Chickerell is close by and on the outskirts of the popular coastal town of Weymouth and close to the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis. Chickerell is very much sought after particularly with families and young professionals with the area boasting a vibrant and active community with a wide range of amenities and facilities including both primary and secondary schools, a Morrisons local with Post Office, Village Hall, Library, Church, Chemist, two Public Houses, a Restaurant and Leisure centre with Gymnasium and 3G sports pitches. The World Heritage Jurassic Coastline is nearby with a network of footpaths which provide the opportunity to enjoy good coastal walks and breath-taking views along the Fleet Lagoon. Weymouth town centre can be found within 3 miles accessible by cycle lanes, local bus or car and provides a wider range of shopping facilities, eateries, as well as a sandy beach and picturesque inner harbour.

DIRECTIONS

what3words:///cartoons.escalates.resides

SERVICES

Mains electric, water and drainage.
Oil fired central heating.

Local Authority
Dorset Council Tel: - 01305 250101

Broadband: Ultrafast is available in the area. Highest upload speeds 220 Mbps
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Planning consent has been applied to construct a Battery Energy Storage System in the opposite fields at Coldharbour.

Council Tax Band: D
EPC: D

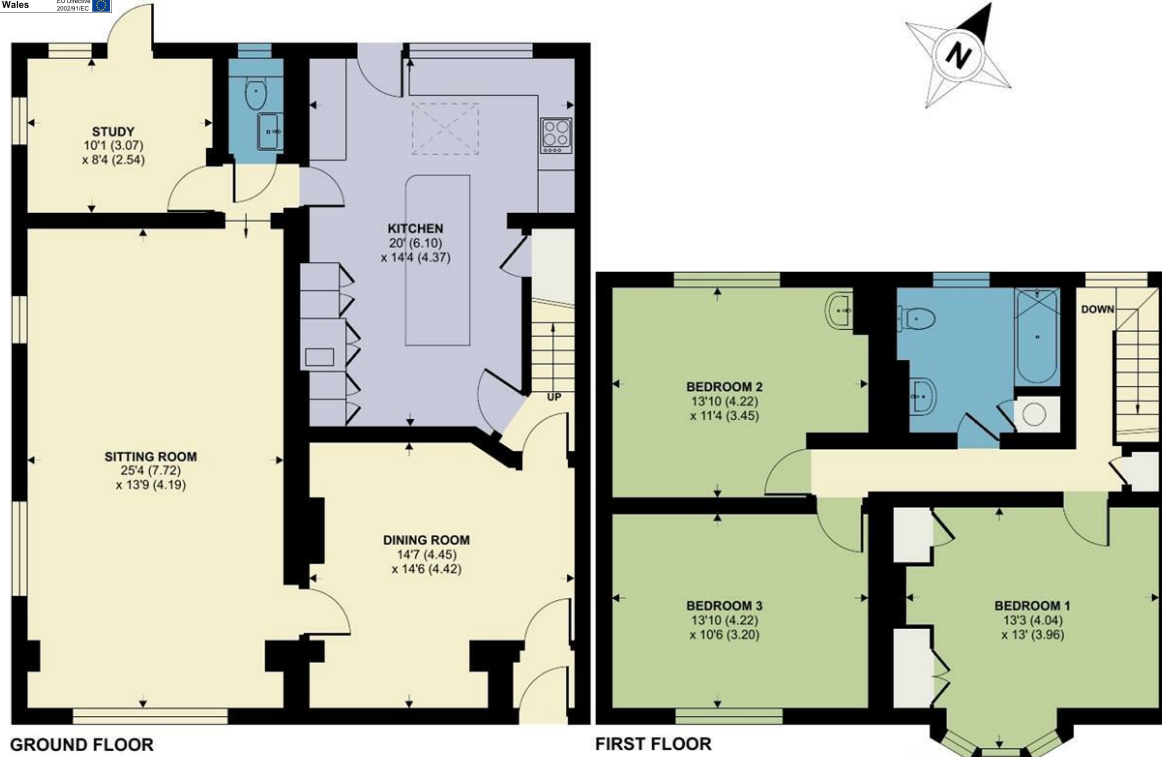


Coldharbour, Chickereil, Weymouth

Approximate Area = 1713 sq ft / 159.1 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient (lowest carbon score)</small> <small>Very energy efficient (lowest carbon score)</small> <small>Energy efficient (low carbon score)</small> <small>Decent (average carbon score)</small> <small>Needs improvement (high carbon score)</small> <small>Poor (highest carbon score)</small> <small>Very poor (highest carbon score)</small>	
<small>For more information on energy ratings visit</small> <small>www.gov.uk/government/topics/energy-efficiency</small> <small>England & Wales</small>	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179888



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