



Symonds
& Sampson

3 St Catherines Terrace

Abbotsbury, Weymouth, Dorset

3 St Catherines

Abbotsbury
Weymouth
Dorset DT3 4JL

An attractive and spacious double fronted stone and thatched cottage situated within the highly sought after village of Abbotsbury, enjoying delightful south facing countryside views across to St Catherine's Chapel.



- Attractive double fronted stone and thatched cottage
- Rare freehold opportunity in highly sought after village
- Delightful south facing views to the Tithe Barn and St Catherine's Chapel
 - Two reception rooms and four double bedrooms
- Extensively refurbished with replacement kitchen and bathrooms
 - Enclosed rear garden
 - Double garage

Guide Price £475,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A beautifully presented modern double-fronted stone and thatched cottage, delightfully situated on the edge of Abbotsbury village, enjoying stunning far-reaching views across to the Tithe barn and St Catherine's chapel in the distance. Constructed in the 1990's by well known local builders CG Fry and Son, the property has been subject to comprehensive modernisation by the current owners including replacement of the kitchen and bathrooms, new Upvc double glazed windows and doors, replacement central heating boiler and re-thatched in 2019. The cottage has the rare benefit of being freehold (the majority of properties in Abbotsbury are on a maximum 90-year lease) and is ideal as a permanent or second home.

THE ACCOMMODATION

An entrance door leads to a useful lobby with storage cupboard and inner door leading into a spacious dining room with rear aspect and stairs rising to the first floor. The sitting room is a lovely light room enjoying a double aspect with attractive views and French doors opening to the rear garden. There is a feature fireplace with remote controlled coal effect fire. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with quartz worktops and a range of appliances comprising a Neff combination oven, induction hob with extractor unit and integrated dishwasher. A door leads into the utility room housing an oil fired boiler and doors to the rear garden and door to a modern fitted cloakroom/wc.

On the first floor landing, a front aspect window enjoys beautiful long range views to the south. A hatch leads to loft storage together

with door to airing cupboard. There are four double bedrooms, all with built in wardrobes. The main bedroom has the benefit of an updated en-suite shower room. The family bathroom has also been replaced by the current owners with an attractive white suite with panelled bath and shower over.

OUTSIDE

The front garden is bounded by hedging with a small lawned garden, enjoying south facing views over Abbotsbury to St Catherine's Chapel in the distance. A shared pedestrian passageway to the side leads to an enclosed rear garden. The garden is landscaped with a paved patio immediately adjoining the rear leading onto lawned gardens stocked with shrub borders, rockery and further sun terrace at the far end of the garden. A personal door leads into a double garage with twin doors (one electrically operated) set within a row of garages with vehicular access gained from Glebe Close.

SITUATION

Abbotsbury is an historic village being known for its sub tropical gardens and Swannery, as well as the Fleet Lagoon by the side of Chesil bank. The freehold of the majority of the properties within the village are owned by Ilchester Estates which have gone to great lengths to maintain its interest in a thriving community.

The village itself has a selection of shops including general store, butchers, public houses and historical interesting thatch, slate and tiled period cottages. It is surrounded by beautiful countryside with the Abbotsbury plains to the north, St Catherine's Chapel (which can be seen from the property) and the coast to the south.

There are footpaths and bridleways in the area giving access to the surrounding countryside and the World Heritage Coastline.

The fishing port of Bridport/West Bay, the resort town of Weymouth and the County town of Dorchester are all within 9 miles of the village and provide a range of shopping, educational and recreational facilities as well a mainline railway services from Dorchester and Weymouth to London Waterloo and to Bristol and South Wales. There is a school and a Doctors surgery in Portesham about 2 miles in distance.

DIRECTIONS

What3words:///crimson.repaying.shutter

SERVICES

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

Local Authority: Dorset Council Tel: - 01305 251000

Broadband: Ultrafast is available in the area. Highest download speed 1000 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 found within a conservation area. Holiday lettings are not permitted.

Council Tax Band: E
EPC Band: D



Rodden Row, Abbotsbury, Weymouth

Approximate Area = 1336 sq ft / 124.1 sq m

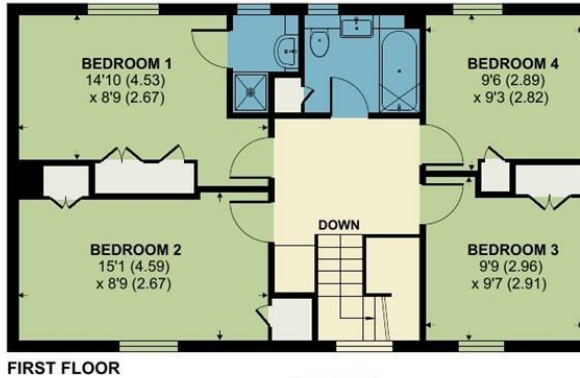
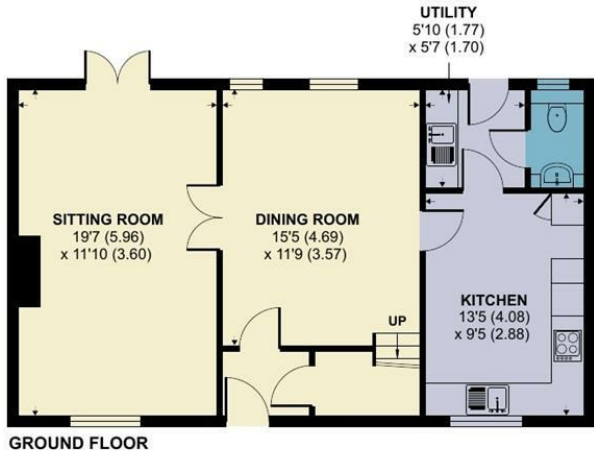
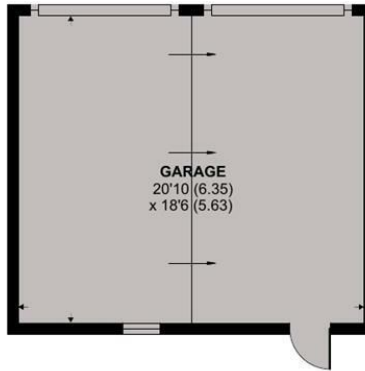
Garage = 385 sq ft / 35.7 sq m

Total = 1721 sq ft / 159.8 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	68
D (55-68)	70
E (39-54)	
F (21-38)	
G (1-20)	
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 2024. Produced for Symonds & Sampson. REF: 1188698



Poundbury/DW/20.09.24



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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