

A photograph of a traditional stone cottage with a thick thatched roof. The house has several windows with wooden frames and a small entrance porch also with a thatched roof. The garden in the foreground is lush with green plants and flowers. A wooden fence is visible in the background.

Symonds
& Sampson

Mar-Nel

Church Lane, Osmington, Weymouth, Dorset

Mar-Nel

Church Lane

Osmington

Weymouth

Dorset DT3 6EW

An opportunity to acquire an attractive period stone and thatched cottage, delightfully situated in this highly sought-after and picturesque village.



- Sought after and picturesque location
 - Well appointed interior
 - Sitting room with fireplace
- Two double bedrooms with Jack and Jill bathroom/shower
 - Off road parking
 - Enclosed garden
- Close to the Jurassic Coastline

Guide Price £400,000

Freehold

Poundbury Sales

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THE PROPERTY

This period thatch cottage is set in the heart of the village just a short stroll from St Osmunds Church and to the footpaths across the surrounding countryside including walks to the White Horse on Osmington Hill and the village of Sutton Poyntz.

ACCOMMODATION

The cottage, re-thatched in 2021, provides a well-appointed interior including a kitchen that is extensively fitted with an attractive range of wall and floor cupboards with oak worksurfaces, an integrated dishwasher, washing machine, fridge and freezer, built-in 4 ring gas hob, and electric oven. A cupboard houses a new Vaillant gas boiler. Oak internal doors lead to a cloakroom and a sitting room with two windows overlooking the garden and period exposed stone fireplace, exposed stone wall and oak and glass staircase.

On the first floor are two spacious double bedrooms and a Jack and Jill bathroom suite comprising of a panelled bath and a separate shower cubicle.

Outside, there is off-road parking for up to two cars with a gravelled hardstanding. Stone retaining walls and steps lead up to a small lawned garden with raised flower border, apple tree and a paved terrace enjoying views to the White

Horse in the distance. To the side is an attached Forge with power and light and double doors onto the lane, ideal as a workshop/store.

SITUATION

Osmington is a highly desirable village situated close to the World Heritage Jurassic coastline. The village itself has a Norman church and farm shop. A mini supermarket, post office, general store, three public houses, takeaway, restaurant, and primary school can be found very close by in Preston. Nearby is the old smuggling hamlet of Osmington Mills with access onto the coastal path and well regarded thatched public house. Within 4 miles is Weymouth, with its sandy beaches and inner harbour, and the neighbouring Isle of Portland.

The county town of Dorchester is within approximately eight miles of Osmington. Both Weymouth and Dorchester provide a wide range of shopping and leisure pursuits and main line rail links to both London Waterloo and Bristol Temple Meads. There is excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside and along the stunning coastline.

OUTSIDE

Outside, there is off road parking for up to two cars with a

gravelled hardstanding. Stone retaining walls and steps lead up to a small lawned garden with raised flower border, apple tree and a paved terrace enjoying views to the White Horse in the distance. To the side is an attached Forge with power and light and double doors onto the lane, ideal as a workshop/store.

DIRECTIONS

What3words:///drips.twins.thickend

SERVICES

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

Broadband - Superfast speed available in the area with up to 71 Mbps download speed.

Mobile - It is reported you have limited indoor coverage on all networks but likely coverage outdoors. (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The property is found within a conservation area

EPC Band D

Council Tax Band C



Mar-Nel Cottage Church Lane, Osmington, Weymouth

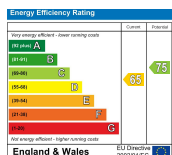
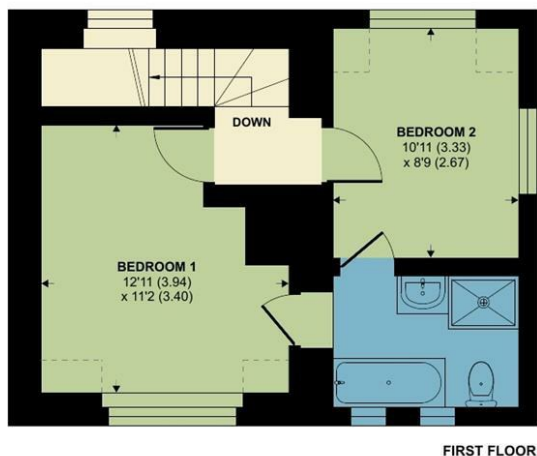
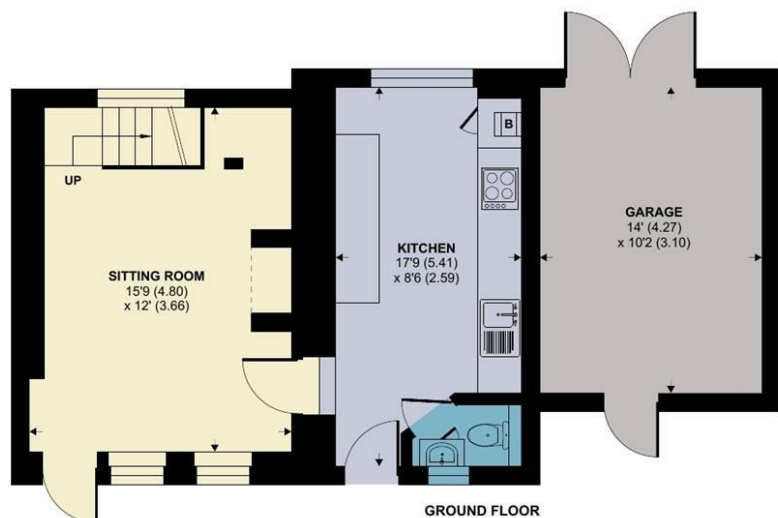
Approximate Area = 873 sq ft / 81 sq m (includes garage)

Limited Use Area(s) = 18 sq ft / 2 sq m

Total = 891 sq ft / 83 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 2022. Produced for Symonds & Sampson. REF: 840588



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