

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds
& Sampson

A photograph of a long, two-story stone building with a slate roof and multiple chimneys. The building has several windows with green shutters and a green door. It is situated on a street with a green-paved foreground and a blue sky with clouds in the background.

8 Goose Hill

Portesham, Weymouth, Dorset

8 Goose Hill

Portesham
Weymouth
Dorset DT3 4HE

A charming and spacious period stone cottage situated on the edge of this picturesque and highly popular village within easy access to the Jurassic coast.



- Attractive village within easy reach of the coast
 - Ideal main or second home
 - Beautifully presented accommodation
- High quality contemporary fitted kitchen and shower rooms
- Two double bedrooms with en-suite shower room
 - Electric underfloor heating
 - Attractive enclosed rear garden

Offers In Excess Of £295,000

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

The property has been subject to considerable improvement and modernisation by the current owners together with a ground floor extension to the rear creating an impressive kitchen/breakfast room.

ACCOMMODATION

On the ground floor a welcoming entrance hall with tiled underfloor heating leads into a contemporary fitted shower room and doors into a front aspect sitting room with window seat and multi fuel stove.

The extended kitchen/breakfast room is a particular feature with an attractive range of wall and floor cupboards with quartz worktops, built in electric oven, hob and extractor together with integrated dishwasher and washing machine. A door leads out to the rear garden.

On the first floor are two double bedrooms with the main bedroom having the benefit of an en-suite shower room.

SITUATION

The picturesque village of Portesham lies close to the World Heritage Jurassic Coastline including the famous Chesil Beach, which stretches from Lyme Regis along the coast to the nearby coastal resort of Weymouth.

The county town of Dorchester and coastal resorts of Bridport, West Bay and Weymouth can all be found within a 10-mile radius providing a wide range of shopping and leisure facilities as well as a variety of sporting pursuits including golf at West Bay, Weymouth and Dorchester (Came Down), sailing and water sports at Weymouth and West Bay. The picturesque village of Abbotsbury with its sub-tropical gardens, Swannery and beach is approximately one mile to the west along the coastal road.

There is excellent walking and riding in the immediate vicinity with a network of bridleways and footpaths over the surrounding Rolling countryside. The village itself enjoys an active social calendar and boasts a public house/restaurant, Farm shop with cafe, church, and primary school.

OUTSIDE

There is an easily maintained garden to the rear with Astro turf, pergola and flower and shrub borders.

DIRECTIONS

What3Words:///earmarked.graced.passage

SERVICES

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

Broadband: Ultrafast is available in the area. Highest download speed 1800 Mbps
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority
Dorset Council - 01305 251010
Council Tax Band B

EPC F

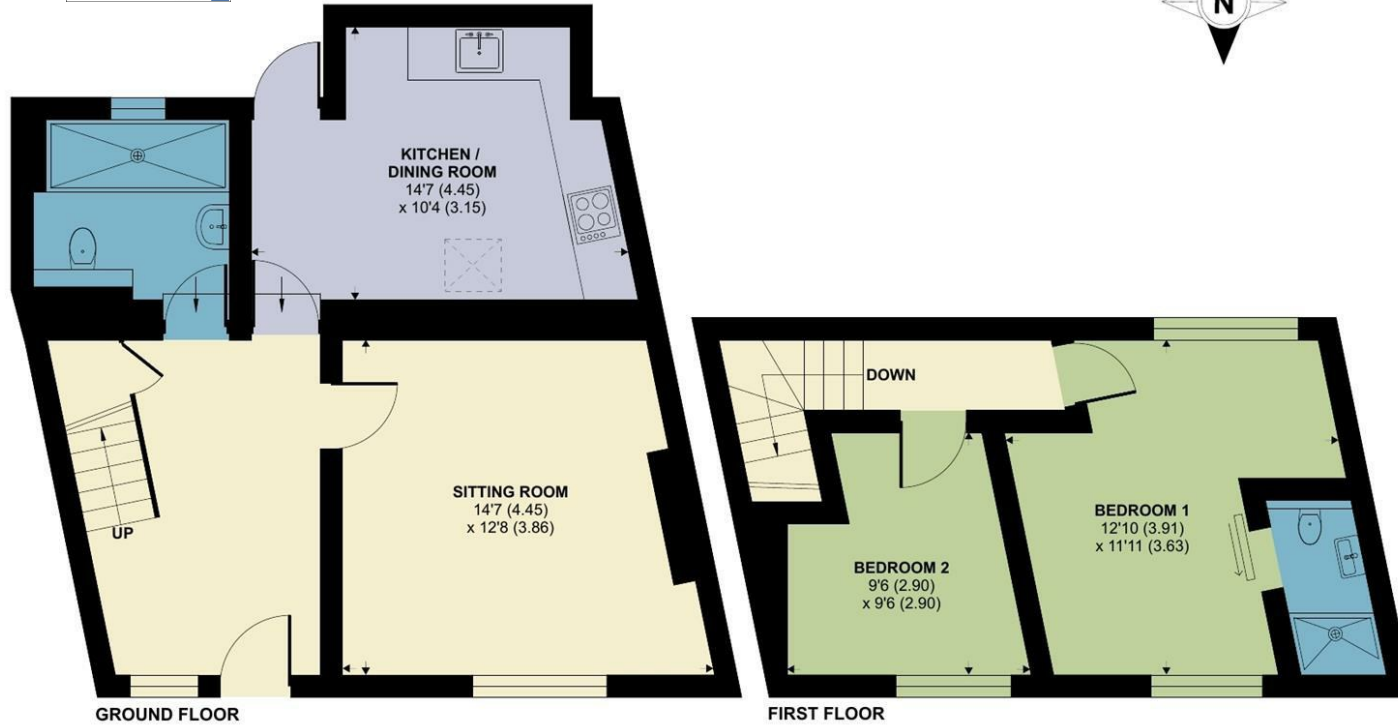


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
100-150 kWh/m ²	B		
80-100 kWh/m ²	C		
60-80 kWh/m ²	D		
40-60 kWh/m ²	E		
20-40 kWh/m ²	F		
10-20 kWh/m ²	G		
Below 10 kWh/m ²			
England & Wales		76	37
EU Directive 2002/91/EC			

Goose Hill, Portesham, Weymouth, DT3

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1012566



Poundbury/DW/09.01.25



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