

Symonds
& Sampson



28 Malthouse Meadow

Portesham, Weymouth, Dorset

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Portesham
Weymouth
Dorset DT3 4NS

A highly impressive semi detached house delightfully situated in a sought after cul-de-sac location in Portesham village, close to a range of local amenities and within easy access to the World Heritage coast.



- Impressive recently built semi detached house in sought after West Dorset village
- High specification throughout with contemporary fitted kitchen and bathrooms
 - Front aspect sitting room and extensively fitted open plan kitchen/dining room
- Three double bedrooms with en-suite shower room and family bathroom
 - Delightful south facing enclosed rear garden
- Brick paved driveway with off road parking and garage
- Attractive countryside setting with far reaching views
 - Balance of 10 year NHBC Guarantee

Guide Price £435,000

Freehold

Poundbury Sales
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THE PROPERTY

Built in 2018 by well-regarded local builders CG Fry and Son and situated in a highly desirable cul-de-sac location within Portesham village, this delightful semi detached house offers a host of modern and contemporary features together with delightful south facing gardens.

Constructed with attractive brick elevations, the accommodation is finished to a high specification throughout.

ACCOMMODATION

On the ground floor, a welcoming reception hall with attractive Karndean flooring leads to the first floor accommodation together with doors to a cloakroom, kitchen and sitting room. The sitting room has a front aspect with a polished stone fireplace. The kitchen/dining room is a particular feature, extensively fitted with an attractive range of wall and floor cupboards with integrated dishwasher, washing machine, fridge/freezer, built-in double oven, five-ring gas hob and extractor hood. Tiled floorings run throughout the room and into the dining area with French doors opening to the rear garden.

On the first floor are three double bedrooms with the main bedroom having a well-appointed en-suite shower room. The family bathroom has a contemporary fitted white suite with a bath and shower over.

OUTSIDE

A brick-paved driveway to the side provides off-road parking and

leads to a single garage with power and light. Pedestrian side access leads to the rear. The rear garden is delightful, enjoying a south-facing aspect and stocked with shrub borders with a lawned garden and paved sun terrace immediately adjoining the rear.

SITUATION

Portesham is a popular village within an area of Outstanding Natural Beauty and just a few miles inland from the World Heritage Jurassic coast and famous Chesil Beach. This pretty village features a stream running through it, with its own resident ducks and geese on the pond. Portesham has a vibrant and sociable community offering regular events, clubs and activities at the modern village hall.

There are numerous village facilities including a pretty Anglican Church, great local pub, well-stocked farm shop, a thriving primary school, a popular medical centre and 'pop-up' Post Office. Buses run through the village to Weymouth and Bridport and beyond.

There are fantastic access points to Jurassic coastal walks, including to the nearby village of Abbotsbury famous for its stone cottages and local amenities including village stores, the Swannery and St Catherine's Chapel.

The village is ideally situated approximately 7 miles southwest of the county town of Dorchester and 7 miles west of the seaside town of Weymouth. Both towns have train links to London Waterloo.

The county town of Dorchester has a great selection of both

independent and national retailers, well regarded schools, choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour.

DIRECTIONS

What3words///briefer.station.pheasants

SERVICES

Electricity, mains water and drainage.
LPG gas fired central heating.

Local Authority
Dorset Council Tel: 01305 251010

Broadband-Superfast broadband is available in the area with up to 80 Mbps download speeds
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

Malthouse Meadow Management Co Ltd
An annual communal service charge of approximately £303.65 for the upkeep of communal areas

MATERIAL INFORMATION

Council Tax Band E
EPC C





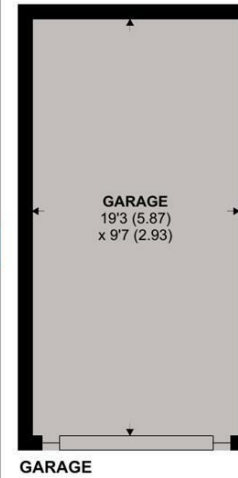
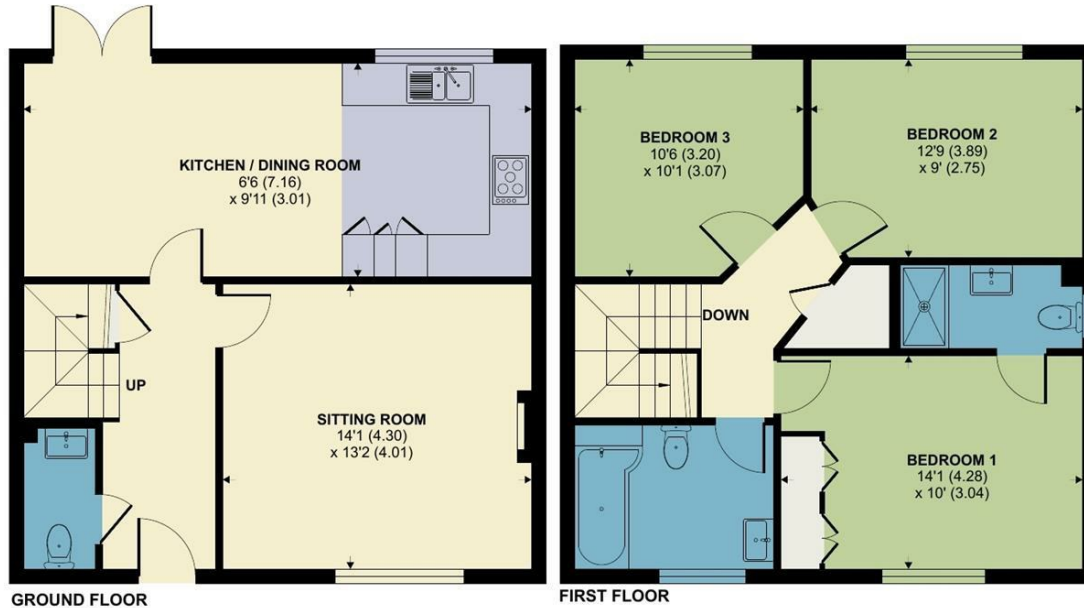
Malthouse Meadow, Portesham, Weymouth

Approximate Area = 1099 sq ft / 102.1 sq m

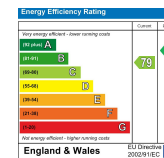
Garage = 185 sq ft / 17.1 sq m

Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1238317



Poundbury/DW/29.01.25



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