



Symonds  
& Sampson

# Rose Cottage

Bridge Inn Lane, Preston, Weymouth, Dorset



# Rose Cottage

Bridge Inn Lane  
Preston  
Weymouth  
Dorset DT3 6DD

An attractive double fronted stone cottage with enclosed garden set in a quiet position in Preston.



- Charming character home retaining its original charm
  - Nestled in a quiet attractive lane in Preston
- Ground floor offers two inviting reception rooms
  - Fitted kitchen
  - Two cosy bedrooms
- Enclosed garden with mature shrubs and sun terrace
  - Close to the village of Sutton Poyntz
  - Wide range of amenities nearby

Guide Price £275,000

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

Rose Cottage is a charming period home nestled in a quiet, attractive lane in Preston, offering a serene retreat from the hustle and bustle of the road. Retaining much of its original character, this residence is thoughtfully arranged over two storeys.

## ACCOMMODATION

The ground floor welcomes you with two inviting reception rooms, the first serving as a formal dining room, with the other a sitting room, the latter has a fireplace with coal effect gas fire. The kitchen is fitted with wall and floor mounted units with work surfaces, integrated electric oven, gas hob, cooker hood and plumbing for washing machine. A stable door from the kitchen opens to garden. Beyond the kitchen is a bathroom. On the first floor are two bedrooms both of which enjoy an open aspect to the front.

## OUTSIDE

There is an enclosed garden featuring a paved sun terrace and mature shrubs providing a delightful space for relaxation. Additionally, a recessed area at the rear of the property has been utilised for parking for a small car; however, interested parties should verify the legalities and access arrangements for this feature.

## DIRECTIONS

What3words:///debut.data.buzzer

## SITUATION

The property is situated in the Preston area on the edge of the charming village of Sutton Poyntz. The area is about 3 miles to the north-east of Weymouth and is well served with a wide range of amenities including chemist, doctor's surgery, delicatessen, mini supermarket and two public houses, all of which are within walking distance of the property.

The picturesque village of Sutton Poyntz enjoys an active and vibrant community. The attractive duck pond in the centre of the village is a real feature, there is also a popular pub/restaurant and access to some lovely walks across the surrounding down land including the 'White Horse' on Osmington Hill. The Mill House and Sutton Mill were both used by Thomas Hardy in his novel 'The Trumpet Major' as the setting for Overcombe. The 'World Heritage' Jurassic Coastline is within walking distance with a nearby pathway from Preston Road winding through the countryside to the coast line.

The seaside resort of Weymouth provides the opportunity to enjoy a range of sailing and water sport activities. The County Town of Dorchester is about 4 miles away. Both

towns offer a comprehensive range of shops as well as cultural, recreational and educational facilities as well as main line rail links to London Waterloo and Bristol Temple Meads.

## SERVICES

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

Local Authority: Dorset Council Tel: - 01305 251000

Broadband: Superfast is available in the area. Highest download speed 80Mbps  
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band C  
EPC

Parking - Please refer to the subject heading OUTSIDE

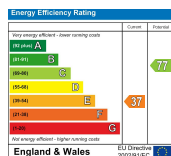




# Bridge Inn Lane, Preston, Weymouth

Approximate Area = 673 sq ft / 62.5 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: 1252763



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01305 251154

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



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