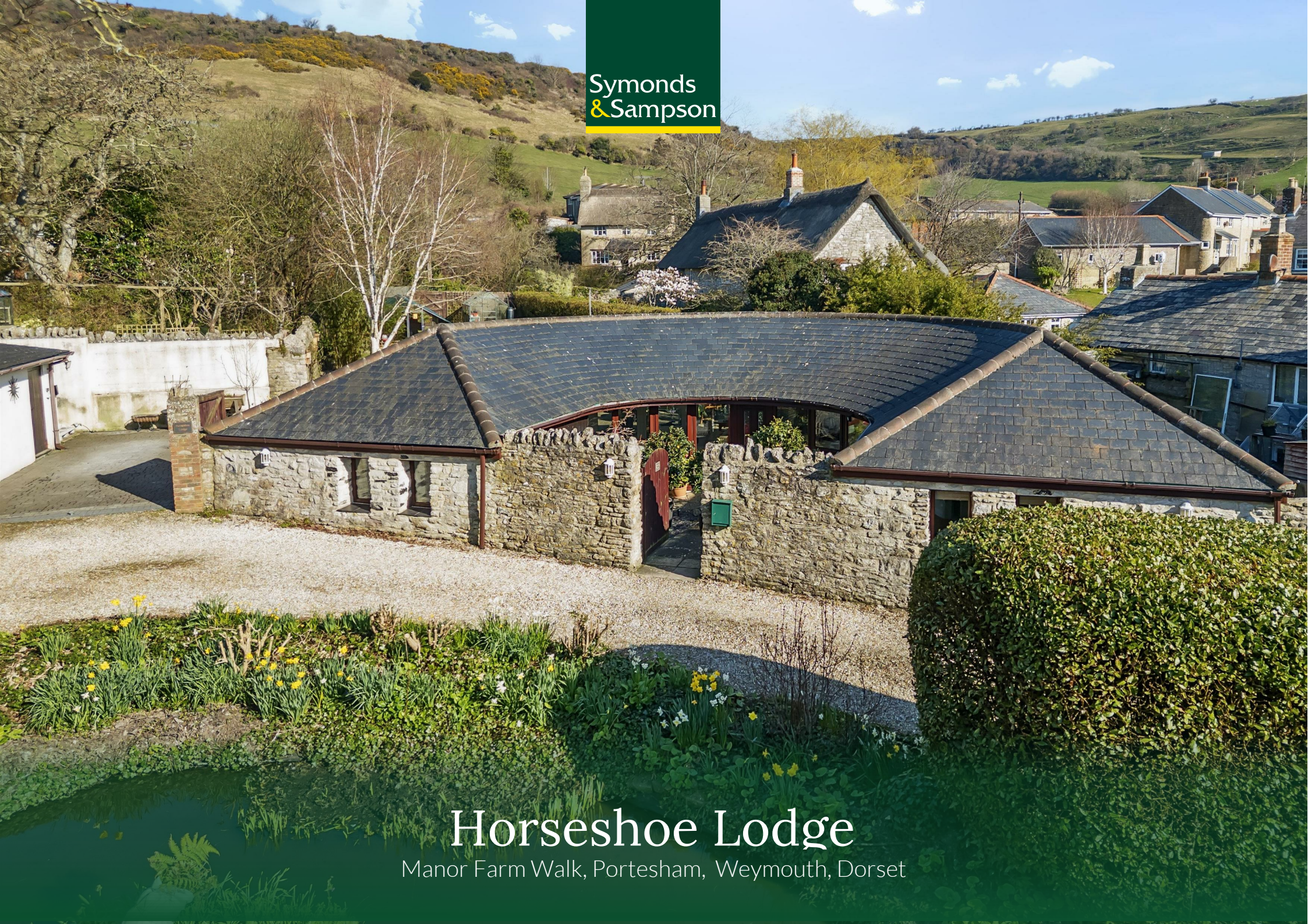




Symonds
& Sampson

Horseshoe Lodge

Manor Farm Walk, Portesham, Weymouth, Dorset

Horseshoe Lodge

Manor Farm Walk
Portesham, Weymouth
Dorset DT3 4PH

Re-available - An impressive architecturally designed bungalow peacefully situated in a tucked away position with this sought after West Dorset village within easy access to the coast.



- Delightfully situated in a peaceful village location overlooking countryside
 - Easy access to Jurassic coast
- Impressive architecturally designed bungalow with host of design features
 - Beautifully presented accommodation
 - Feature double aspect sitting room with vaulted ceiling
- Three bedrooms with en-suite shower room to main bedroom
- Attractive private enclosed gardens and south facing courtyard
 - Secure enclosed parking and large workshop

Guide Price £590,000

Freehold

Poundbury Sales
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THE PROPERTY

Horseshoe Lodge is a stunning individually designed detached bungalow situated within the heart of Portesham village within a peaceful and private setting. Built around 18 years ago with timber clad elevations under a slate roof, the property has a number of architectural design features including curved walls and vaulted ceilings. The accommodation benefits from an abundance of natural light with the main rooms all having a double aspect and is beautifully presented throughout.

ACCOMMODATION

A double glazed door to the front opens into a delightful open plan kitchen/breakfast room with double aspect windows and French doors opening to the rear garden with views over the surrounding hills. Amtico flooring runs throughout all the reception rooms. The kitchen is extensively fitted with a range of modern wall and floor cupboards with built in electric double oven with induction hob, integrated dishwasher and washing machine and freestanding American style fridge freezer. Open access leads through to the sitting room which is a wonderful feature of the property, again with an abundance of natural light with double aspect windows, French doors and vaulted ceilings creating a real feeling of space.

There are three bedrooms with the main bedroom double aspect and with the benefit of a contemporary fitted en-suite shower room with travertine tiling and digital shower/wet room. The second bedroom is also double aspect with built in wardrobe whilst bedroom three is currently used as a study. A family shower room is again beautifully finished with a contemporary suite with walk in shower. There is an airing cupboard with combi radiator and water softener.





OUTSIDE

Access via a gravelled lane from Front Street leads to the property which is enclosed by high walls with electrically operated gates opening onto a spacious brick paved drive with ample parking for two large cars. To the side is a spacious workshop with power and light, fitted workbench and cupboards and tumble dryer. An electric smart charge point is fitted to the side of the workshop. The private front courtyard garden is south facing with orange, lemon and lime trees.

The rear garden is a particular feature, enjoying



uninterrupted views over the hills beyond. Immediately adjoining the rear is a large paved sun terrace leading onto lawned gardens stocked with an abundance of shrubs plants and small trees. At the far end of the garden is a greenhouse and timber garden shed. There are further areas of the garden to the side of the property with vegetable garden and external oil fired boiler.

DIRECTIONS

What3words///decanter.pictures.reminds

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 within a few



miles.

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, Doctors surgery, village hall, church and primary school.

SERVICES

Electricity, mains water and drainage.
Oil fired central heating.

Local Authority
Dorset Council Tel: 01305 251010

Broadband-Superfast broadband is available in the area with up to 71 Mbps download speeds
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The property is found within a conservation area

Council Tax Band F
EPC D

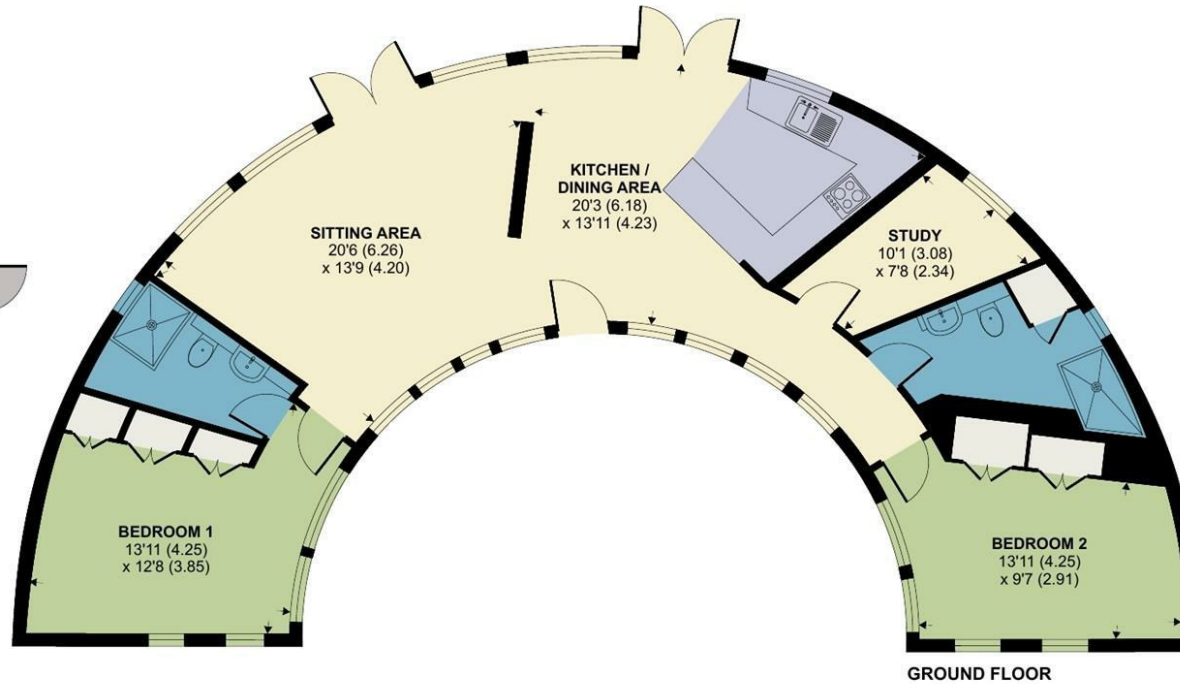
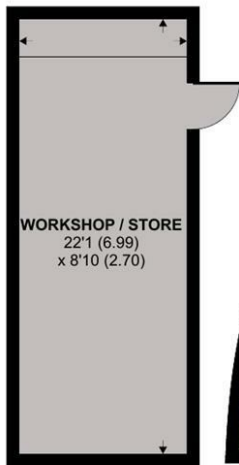
Manor Farm Walk, Portesham, Weymouth

Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating	
Very energy efficient - lowest running costs	Current
A	79
B	68
C	
D	
E	
F	
G	
For energy efficient - higher running costs	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1261861



Poundbury/DW/15/08/25



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