



Symonds  
& Sampson

87 Coombe Valley Road  
Preston, Weymouth, Dorset



# 87 Coombe Valley Road

Preston  
Weymouth  
Dorset DT3 6NL

An attractive and individually built Purbeck stone four bedroom detached house, delightfully situated adjoining fields on the edge of Coombe Valley Road in Preston within easy access to both Dorchester and Weymouth.



- Highly sought after location in Coombe Valley Road
  - Adjoining open fields
- Attractive Purbeck stone detached house
  - 2 reception rooms and garden room
  - 4 bedrooms
- Modern fitted shower room and oak fitted kitchen
  - Extensive parking, garage and driveway
- Ideally situated with easy access to Weymouth and Dorchester

Guide Price £600,000

Freehold

Poundbury Sales  
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## THE PROPERTY

An individually built detached house delightfully situated adjoining countryside on the outskirts of Coombe Valley, a highly sought after location at Preston. Constructed over 60 years ago with attractive Purbeck stone elevations and under the same family ownership since new, the property enjoys a lovely position being the last dwelling on the road before heading out into the countryside beyond. The accommodation is spacious and arranged over two floors with 3 reception rooms and 4 bedrooms with oak fitted kitchen and modern fitted shower room. Features include hardwood herringbone flooring on the ground floor together with stone open fireplace in the sitting room and whilst in need of some general modernisation is ideally located to create a wonderful family home.

## ACCOMMODATION

A useful entrance lobby leads into a spacious reception hall with original hardwood herringbone flooring, stairs to the first floor and access to downstairs cloakroom/WC. The sitting and dining rooms are interconnecting and both to the rear overlooking the garden with a double aspect and stone-built open fireplace. A garden room adjoins the dining room with double aspect and patio doors opening to the rear. The kitchen has been replaced with a quality solid oak range of wall and floor cupboards with integrated fridge and freezer, built-in double oven and grill and 5-ring gas

hob. There is a useful pantry together with side access to outside.

On the first floor are 4 bedrooms, 3 of which are double rooms, with the main bedroom particularly generous in size and double-aspect views of delightful adjoining countryside. The family bathroom has been updated with a modern fitted shower room with large walk-in shower cubicle.

## OUTSIDE

A gravelled drive from the road provides ample off road parking with turning area, leading to an attached garage with power and light connected and rear personal door. The front garden is lawned with shrub borders and adjoins fields to the northern boundary. Pedestrian side access leads to the rear garden with paved sun terrace and steps leading up to lawned gardens which are terraced and stocked with shrubs and trees.

## SITUATION

The property is situated in a much sought after location on the edge of Preston. There is a range of amenities nearby including chemist, doctor's surgery, off licence, general store and small supermarket. The County Town of Dorchester is approximately 4 miles to the north and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of

Weymouth is within 3 miles and provides the opportunity to enjoy a range of sailing and water sport activities, with beaches and walks along the Jurassic Coastline. Both Weymouth and Dorchester have main line rail links to London Waterloo and Bristol Temple Meads.

## DIRECTIONS

What3words:///colonies.dumpy.rejoiced

## SERVICES

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

Broadband: Superfast is available in the area

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority  
Dorset Council 01305 251010

## MATERIAL INFORMATION

Council Tax Band F  
EPC D







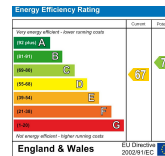
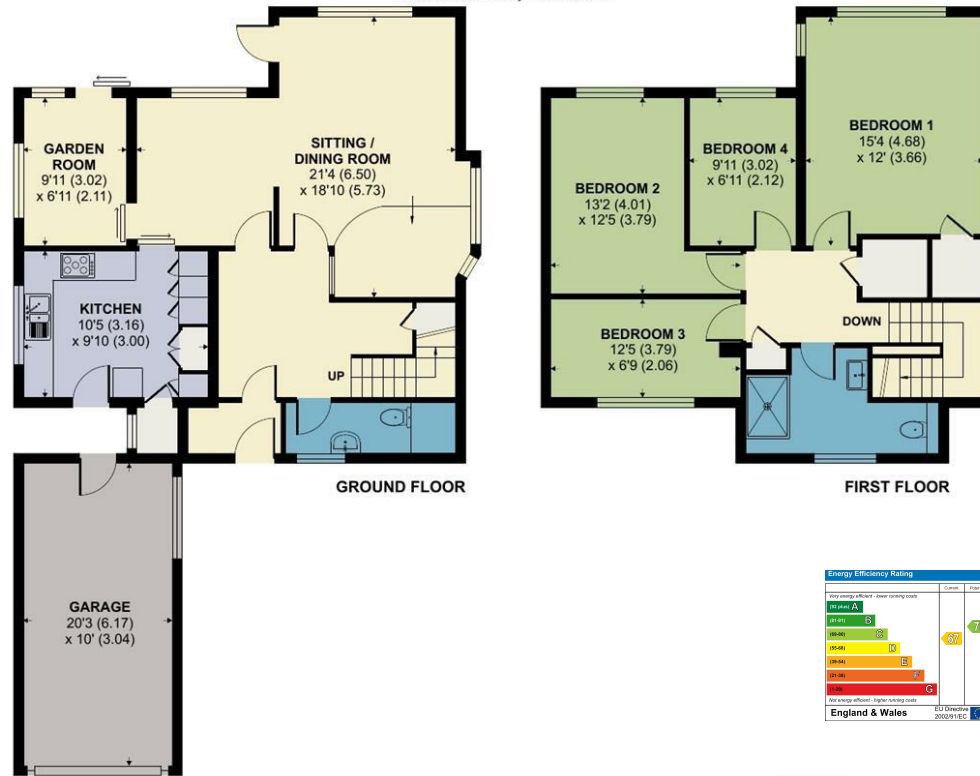
## Coombe Valley Road, Weymouth

Approximate Area = 1428 sq ft / 132.7 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1630 sq ft / 151.4 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: 1281208



Poundbury/DW/29.04.25



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