



Symonds  
& Sampson

# Summer Lodge

27a Greenhill, Weymouth, Dorset



# Summer Lodge

27a Greenhill  
Weymouth  
Dorset DT4 7SW

A most attractive period semi detached house ideally situated within a designated conservation area at Greenhill within moments from Weymouth beach, Greenhill gardens and promenade.

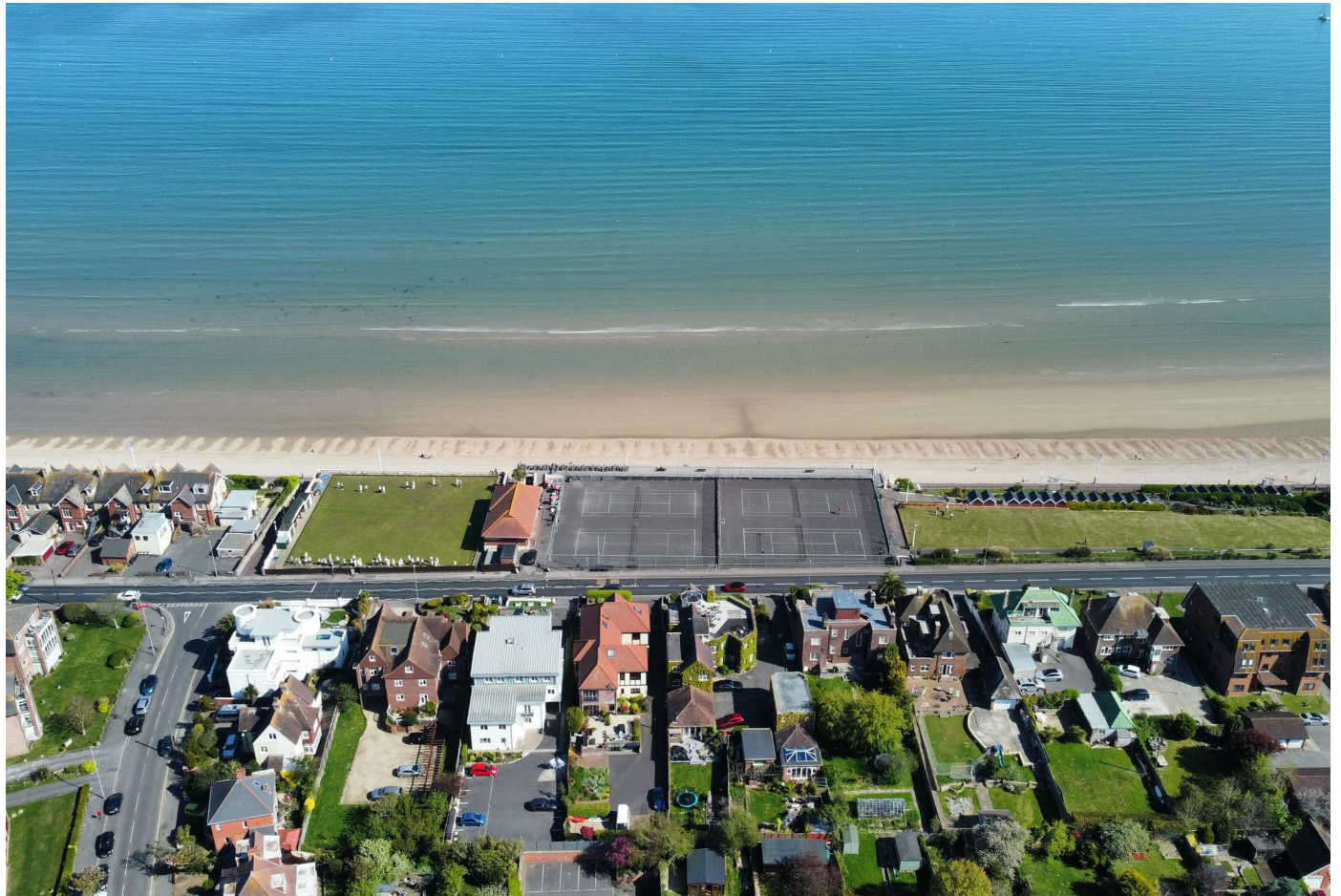


- Attractive period semi detached house
- Dedicated conservation area within minutes of Weymouth beach and esplanade
- Beautifully presented with contemporary fitted kitchen/breakfast room
- Four bedrooms with two en-suite bathrooms/shower rooms
  - Allocated parking for three cars
- Private enclosed westerly facing rear garden

Guide Price £725,000

Freehold

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## THE PROPERTY

An individual 1920's period semi detached house delightfully situated at Greenhill opposite a host of local amenities and a short walking distance to Weymouth beach and esplanade. Built with brick elevations under a tiled roof, the original house was constructed as a substantial private residence which was later converted into a hotel and subsequently divided into two dwellings. The accommodation is well presented throughout with beautifully fitted kitchen/breakfast room, delightful sitting room and four bedrooms, two of which have the benefit of en-suite bathrooms.

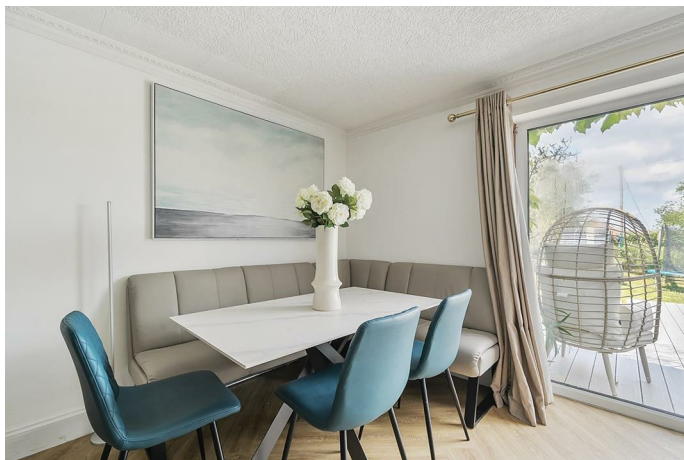
## ACCOMMODATION

Solid oak entrance door leads into an impressive and extensively fitted kitchen/breakfast room which is a real feature with an attractive range of light grey wall and floor units with quartz worktops and matching central breakfast bar. Integrated appliances comprise a fridge/freezer and dishwasher with built in microwave and wine fridge and quality fitted range cooker with 5 5-ring gas hob. Tiled floors complement the room leading into a utility room and cloakroom. Stairs lead down into a delightful sitting room with corner wood-burning stove a lovely feature for the winter months together with patio doors opening out to a westerly facing enclosed rear garden. There is a ground floor double bedroom with a range of built in wardrobes and en-suite bathroom.

On the first floor is a family bathroom and three further bedrooms with the main bedroom enjoying a double aspect with far-reaching views and a contemporary fitted en-suite shower room. From the landing, stairs lead up to a second floor pine panelled study/loft room and an airing cupboard.







## OUTSIDE

From the road a shared tarmac drive leads up to a parking area for 3 cars with additional shared visitors parking. There is a small shrub border to the front and gated side access leading to a private enclosed rear garden. The garden enjoys a favoured westerly aspect with composite sun terrace leading to a lawned garden with shrub borders and further paved patio and garden store.

## SITUATION

This stunning location places the beach quite literally on your doorstep, with effortless access to the promenade.

Just opposite, you'll find the charming Greenhill Gardens, home to tennis courts, a putting green, a lawn bowls club and Sunday afternoon live music sessions during the Summer months. Additionally, the popular Lodmoor Country Park and RSPB Nature Reserve are within easy reach, offering scenic walks and wildlife spotting.

A variety of local amenities are conveniently situated just a few hundred yards away, including takeaways and traditional public houses. A pleasant stroll along the esplanade leads to the town centre, where you'll discover an extensive selection of shops, educational facilities, and

access to a large sandy beach. The town's picturesque harbour, framed by charming boutiques, eateries, and caf   bars, provides a delightful spot to relax and unwind.

The surrounding area is blessed with rolling countryside, featuring numerous footpaths and bridleways that offer access to areas of Outstanding Natural Beauty. In particular, the World Heritage Jurassic Coastline presents breathtaking views and stunning coastal walks. From the property, a leisurely walk along the Preston Beach promenade leads to Bowleaze Coveaway, where an array of watersports activities can be enjoyed.





## DIRECTIONS

What3words:///cabin.causes.splice

## SERVICES

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

Broadband: Ultrafast is available in the area. Highest download speed 1000 Mbps

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

## MATERIAL INFORMATION

EPC D

Council Tax Band F

Summer Lodge is found within a conservation area  
Contribution of 1/3 costs towards the shared driveway repairs when required

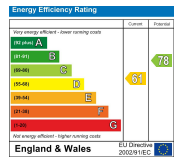
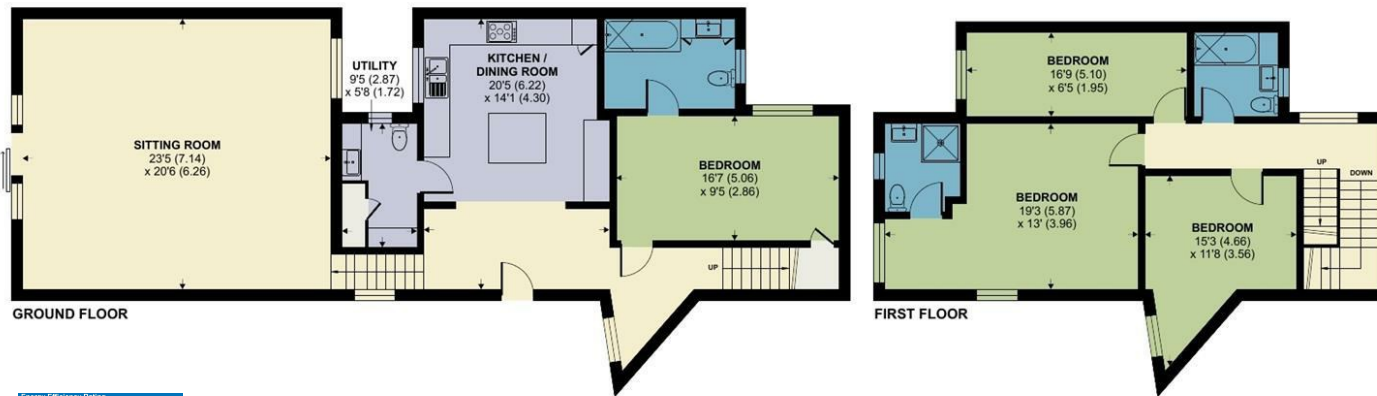
Summer Lodge has a right of access from the road along the right hand side border to gas/drain connection



# Summer Lodge, Greenhill, Weymouth

Approximate Area = 1988 sq ft / 184.6 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). Produced for Symonds & Sampson. REF: 1288791



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