



Symonds
& Sampson

36 Overcombe Drive
Preston, Weymouth, Dorset

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Preston
Weymouth
Dorset DT3 6QF

A spacious three bedroom detached house situated in a highly popular location at Overcombe enjoying far reaching views over Preston and within a short walk to the beach and local amenities.



- Individual detached house
- Far reaching views across Preston and Overcombe
- Sought after location at Overcombe minutes from the beach
 - 2 reception rooms, reception hall and 3 double bedrooms
 - Off road parking and integral garage
 - Delightful private rear garden
- Detached summerhouse with westerly facing views

Offers in Region Of **£585,000**

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

An impressive three bedroom detached house delightfully situated at Overcombe, enjoying stunning far reaching views across Preston, Overcombe and the Lodmoor nature reserve.

ACCOMMODATION

A useful enclosed entrance porch with seating and lighting leads into a spacious and welcoming reception hall with stairs to the first floor. The sitting room enjoys a triple aspect with patio doors opening to the rear garden and lovely long-range views to the front over Preston and the surrounding hills. There is a separate double aspect dining room and well appointed kitchen with a range of wall and floor cupboards and tiled floors, pantry, integrated dishwasher and range cooker with electric oven, 5-ring hob and warming plate. Access leads to a lobby with door to the outside and a cloakroom with gas fired boiler and WC.

On the first floor are three bedrooms with the main bedroom including built-in wardrobes and an en-suite shower room. Both the main two bedrooms enjoy delightful views over the surrounding area. A modern fitted family bathroom has the benefit of a claw-foot bath and a separate glazed shower cubicle.

OUTSIDE

The front garden is sloping and designed as a wildlife garden. Steps lead up to the front door with far-reaching hillside views over Preston to the west. A concrete driveway to the front provides off road parking and leads to an integral garage with up and over door with power connected. Pedestrian side access leads to the rear.

The rear garden is an award winning wild life garden stocked with native trees, shrubs, fruit trees and a pond. A paved patio and steps lead up to a private garden stocked with an abundance of shrubs, plants and small trees with a shed and greenhouse with adjacent vegetable plot. Beyond lies a lawned garden with further trees and shrubs leading up to a delightful summerhouse with its own outside timber decking patio designed to take advantage of the peaceful setting and views. Power and light is connected for entertaining with a corner feature stove. To the side of the summerhouse is a further decking area ideal for al-fresco dining.

DIRECTIONS

What3words:///tried.cuts.lakeside

SITUATION

The property is situated on the outskirts of Weymouth in one of the area's most enviable locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and this is a great spot for paddle boarding and kite surfing too. There are stunning, countryside walks towards the SW coast path right from the front door and a swim is just minutes away! From the field behind the house it's a few minutes' walk to the green, open spaces at Furzy cliff on Bowleaze Cove way and to a choice of cafés overlooking the sea.

The wide range of local amenities is close by including a post office / general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist is just a mile away by car or 15 mins walk. The bustling and lively town centre is

approximately 2 miles away with a comprehensive range of shopping and educational facilities. Its golden sands have again been recognised as one of the counties most popular beaches. Weymouth has a picturesque inner harbour with continental style cafés, a number of boutiques, eateries and bars as well as sports facilities, cinema and theatre venues. Weymouth and Portland boast excellent sailing and water sport facilities and is home to The Weymouth and Portland National Sailing Academy. The resort is surrounded by beautiful, rolling countryside which can be explored by car or via the many excellent footpaths, bridleways and cycle paths. There are areas of Outstanding Natural Beauty especially those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

SERVICES

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

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

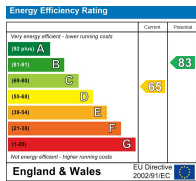
Local Authority: Dorset Council
Tel:01305 251010

MATERIAL INFORMATION

EPC D

Council Tax Band E





Overcombe Drive, Weymouth

Approximate Area = 1378 sq ft / 128 sq m

Garage = 295 sq ft / 27.4 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 1768 sq ft / 164.2 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: 1294869



Poundbury/DW/15.07.25rev



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