

Symonds
& Sampson



Valley Cottage

Plaisters Lane, Sutton Poyntz, Weymouth, Dorset

Valley Cottage

Plaisters Lane
Sutton Poyntz
Weymouth
Dorset DT3 6LQ

A beautiful thatched home set on about 0.67 ha (1.67 acres) in one of the most desirable and picturesque locations in the area.



- Detached 4 bedroomed Thatched house
- Modern fitted kitchen/breakfast room
 - Contemporary presentation
 - Spacious accommodation
- Landscaped gardens and paddock
- Range of outbuildings including double garage

£2,500 Per Month

Poundbury Lettings
01305 571277
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THE PROPERTY

Valley Cottage is a beautiful thatched home set on about 0.67 ha (1.67 acres) in one of the most desirable and picturesque locations in the area.

On the ground floor, the impressive entrance hall features an exposed stone wall with an arch and a full-length window to the rear, offering a breath taking view of the beautiful garden and surrounding scenery.

A well-proportioned sitting room features a dual aspect with two portrait windows to the front and a bay window with French doors opening to the rear garden. It also includes a brick-built open fireplace with a wooden beam, adding warmth and character. The dining room leads into a well-equipped kitchen/breakfast room with modern fitted units, ample work surfaces, a 5-ring Smeg electric hob, an eye-level oven with microwave oven above and a dishwasher.

French doors lead into a conservatory that opens into the garden, providing a perfect space for outdoor enjoyment. The garden room boasts a stunning bay window with a window seat offering views over the garden and countryside beyond. There is a door opening onto a raised sun terrace. The ground floor includes a convenient utility room, a study/bedroom, and a cloakroom.

The first floor features a galleried landing that overlooks the hall and provides an outlook from the featured full-length window at the centre of the rear elevation. The principal bedroom benefits from 'his and hers' walk-in wardrobes and a modern fitted en-suite shower room. There are two additional double bedrooms and a fitted family bathroom, offering ample space for family and guests.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and Sewerage and mains Electric.

Rent: - £2500 per calendar month / £576 per week
Holding Deposit - £576
Security Deposit - £2880
Council Tax Band: G
EPC Band: F (Exception Certificate TBC)

ACCOMMODATION

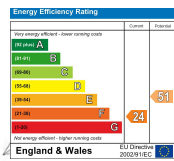
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DIRECTIONS

From the 'Top O' Town Roundabout' in Dorchester, proceed southbound with the Borough Gardens on the left. At the next two sets of traffic lights proceed straight over taking the next turning right into Herrington Road. Continue along this road, passing Came Down Golf Course on the right. Continue and take the next right signed Preston/Sutton Poyntz. Proceed along this road and at the next turning, bear





Plaisters Lane, Sutton Poyntz, Weymouth

Approximate Area = 2485 sq ft / 230.8 sq m (excludes void)

Garage = 283 sq ft / 26.2 sq m

Outbuildings = 218 sq ft / 20.2 sq m

Total = 2986 sq ft / 277.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1152488



PouLets/ZB/21/08/25



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