



The Weir | Sutton Poyntz | Weymouth | DT3 6BX

**Offers Over £600,000**

BEAUMONT  JONES

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We are delighted to offer this charming 'cottage style' new build detached residence. Beautifully designed with vaulted ceilings to some principal rooms, three double bedrooms (two en-suites), main bathroom, stunning kitchen/diner with bi-fold doors opening to a large patio area, first floor sitting room with Juliet balcony overlooking the rear garden. Positioned in a generous plot with ample parking to the front and lovely sized rear garden.

- Beautifully Finished Detached New Build Residence
- Tucked Away on the Edge of the Sought-After Village of Sutton Poyntz
- Individual Design with Character Including Vaulted Ceilings to Principal Rooms
- Generous Sized Private Plot with Generous Frontage & Good Sized Rear Garden

**Full Description**

**Accommodation**

Welcome to Hideaway Cottage, a beautiful and individually designed new-build detached residence. Entrance to the property is via the front door opening into a welcoming entrance hall, this light and inviting space with oak flooring has a useful under stairs storage cupboard and access to the following rooms. Bedroom two, a spacious double bedroom with front aspect window. The stylish en-suite is fully tiled with a walk-in shower, low-level WC and wash-hand basin with vanity storage. Bedroom three is also a double bedroom with similar peaceful front aspect overlooking this quiet position. The beautifully



A Beautifully  
Designed New  
Build 'Cottage  
Style' Detached  
Residence



appointed main bathroom is also fully tiled and comprises of a concealed cistern WC, bath with shower over and wash hand basin with vanity storage.

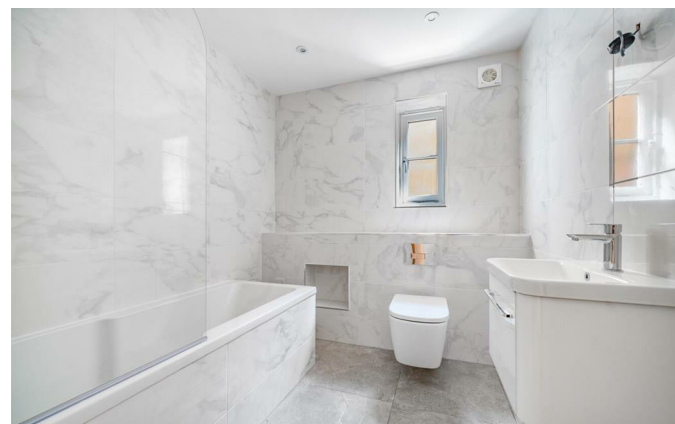
From the entrance hall, a few steps rise to the stunning kitchen/breakfast room. This lovely light room offers an impressive, vaulted ceiling with double rear aspect and bi-folding doors opening onto the large patio area, creating an ideal indoor/outdoor entertaining space. The modern shaker style units offer ample wall and base units with granite worktops. The stylish island creates separation between the kitchen and dining area with a breakfast bar area. Integrated appliances include a fridge/freezer, eye level double oven, dishwasher, washing machine and induction hob with integrated extractor fan. There is ample space for a good-sized dining table.

From the landing, a few further steps rise to the first floor and attractive galleried landing finished with glass and oak balustrade, there is a Velux window providing light to this area and entrance hall underneath. This area is open to the spacious sitting room with charming high eaves ceiling creating a cottage feel, patio doors opening to the Juliet balcony with views over the private rear garden. This inviting room is finished with oak flooring and focal point being the log burner. Across the landing, a door opens into the master bedroom. The spacious master bedroom offers a double bedroom from front aspect offering an open countryside view. The en-suite shower room is also fully tiled with a large walk-in shower cubicle, low-level WC, and wash-hand basin with vanity storage.

#### Outside

To the front of the property there is a large, gravelled frontage providing parking for multiple cars and a discrete bin store to the side. The rear garden is a lovely private space with generous sized South-Westerly facing patio abutting the kitchen/diner creating to perfect spot for summer entertaining. A path leads up into the garden with a further patio area, the remainder of the enclosed garden is laid to lawn with a wide gated side access.

#### Location



Set on the cusp of the sought after village of Sutton Poyntz, one of Dorset's most sought-after coastal villages. Located in the heart of Sutton Poyntz itself is a popular character public house overlooking a charming duck pond. A short walk away is Preston, one of the most sought-after residential areas of Weymouth, well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Heading towards the coastal end of Preston is a local florist, post office and convenience store on the corner of Preston Beach Road. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band TBC.

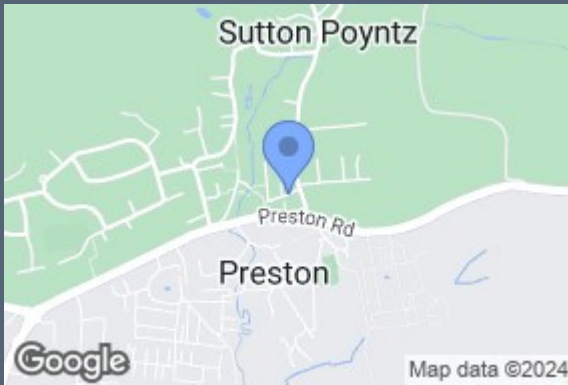
Services: - Gas central heating. Mains electric & drainage.

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Located on the Cusp of Sutton Poyntz Village in a Peaceful, Tucked Away Position



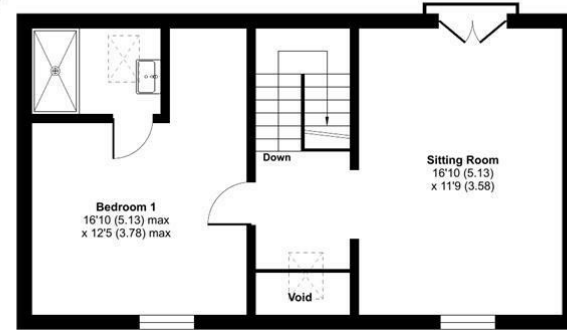
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



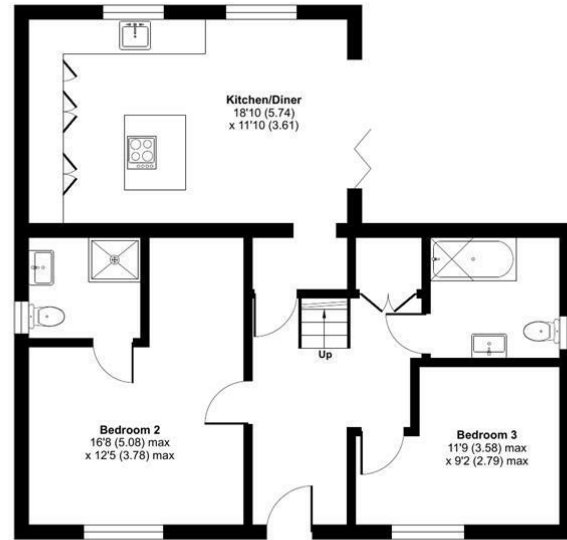
### Sutton Poyntz, Weymouth, DT3

Approximate Area = 1245 sq ft / 115.6 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricscom 2024. Produced for Beaumont Jones Estate Agents Ltd. REF: 1150510.

*We value more than your property*

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