



Chapel Lane | | Osmington | DT3 6ET

Offers Over £395,000

BEAUMONT  JONES

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We are delighted to offer this charming three bedroom detached converted chapel dating back to 1870 within the prestigious village location of Osmington. The accommodation to the ground floor includes three bedrooms and bathroom with a separate WC whilst the first floor offers a brand new kitchen and utility room, further WC and a large lounge/diner with a wood burning stove and sliding patio doors leading out onto a terraced decking area. Offered with no forward chain the property also benefits from a garage and off road parking.

- Charming Three Bedroom Detached Home
- Garage & Off Road Parking
- Brand New Kitchen Plus Utility
- Village Location In Osmington
- Two Separate Cloakrooms
- Converted Chapel Dating Back to 1870
- Generous Sized Lounge/Diner with a Wood Burning Stove
- Low Maintenance Sunny Garden with a Raised Decked Terrace
- No Forward Chain

Full Description

Entrance to the property is via a wooden glazed door leading into a welcoming and generous sized hallway with doors through to three bedrooms, bathroom and separate WC. A beautiful wooden staircase rises to the first floor. Both bedroom one and two are double rooms and benefit from dual aspect double glazed windows that flood the rooms with light. The more generously sized bedroom one also benefits from an open under stairs storage space. Bedroom three at the front of the house is a single room with front aspect double glazed window. All rooms are fitted with wall mounted radiators. The bathroom offers a modern suite comprising a panel enclosed bath with a wall mounted mixer shower system over and screen attached, vanity



Known as The Old Chapel, a beautiful and charming converted chapel dating back to 1870.



wash hand basin with storage, wall mounted towel rail heater and a side aspect double glazed window. The separate WC offers a side aspect double glazed window and a low level WC.

The first floor opens up onto a lovely landing area with a large side aspect double glazed window, exposed floorboards, and doors to a lounge/diner and cloakroom with WC. The lounge/diner offers an abundance of space and is flooded with natural light from the two side aspect skylights and rear aspect double glazed doors leading out onto a terraced decking area; perfect for enjoying the last of the evening sun. A brick fireplace and Morso wood burning stove complete the room and create a warm and cosy ambience when winter sets in.

The stylish new kitchen consists of base level units with shaker style fronts and slimline modern worktops on top, and comes fitted with an integral electric oven, an inset four ring electric hob and a brushed stainless steel extractor hood above. The design of the kitchen also allows for a free standing fridge/freezer. A further door off of the kitchen leads through to a utility room with new work surfaces and unit and space and plumbing for a washing machine and tumble dryer.

The property has been re-decorated throughout with new carpets laid in the bedrooms.

Outside, and to the rear of the property is low maintenance rear garden, mainly laid to decking and shingle with planted shrubs. Accessed by a side gate or from the terraced decking area that leads from the first floor lounge, this south westerly facing garden is a great sun trap throughout the day and is the perfect spot for enjoying a bbq whilst savouring the peace and tranquility of this wonderful coastal village.

A single garage, accessed both by an up and over door to the front and a wooden glazed door to the rear provides ample storage space for garden tools, bikes and watersports equipment and compliments the off road parking to the front of the property.

Location: Osmington is a highly desirable village situated close to the World Heritage Jurassic coastline. The village itself has a

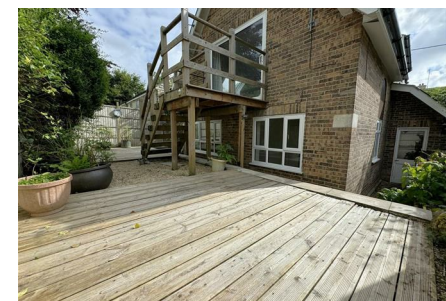




Norman church and farm shop. A mini supermarket, post office, general store, three public houses, takeaway, restaurant, and primary school can be found very close by in Preston. Nearby is the old smuggling hamlet of Osmington Mills with access onto the coastal path and well regarded thatched public house. Within 4 miles is Weymouth, with its sandy beaches and inner harbour, and the neighbouring Isle of Portland. The county town of Dorchester is within approximately eight miles of Osmington. Both Weymouth and Dorchester provide a wide range of shopping and leisure pursuits and main line rail links to both London Waterloo and Bristol Temple Meads. There is excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside and along the stunning coastline.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

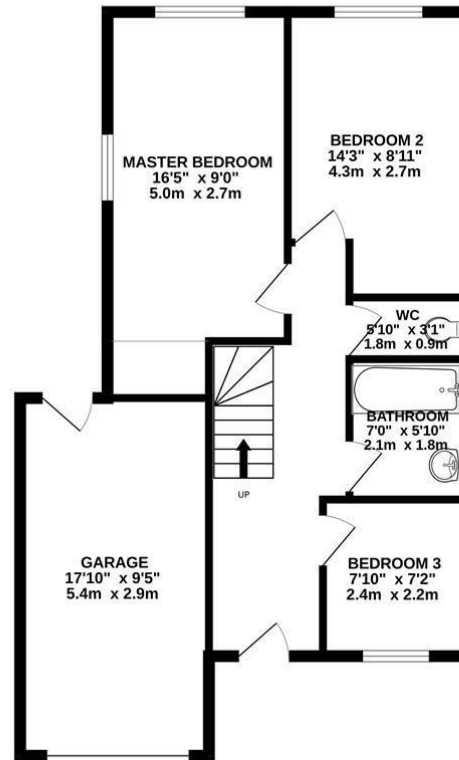


This property would make an excellent downsize set within the beautiful village of Osmington.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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