



Main Road | Osmington | Weymouth | DT3 6EE

Offers Over £575,000

BEAUMONT  JONES

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We are delighted to bring to the market this beautifully presented and substantial detached residence in the sought-after, vibrant coastal village of Osmington. Spacious thought-out, this family home offers flexible accommodation including two reception rooms, modern kitchen with separate utility room, conservatory, downstairs cloakroom, four good sized bedrooms, two office spaces and large family bathroom. There is also fully equipped large workshop and double garage.

- Located Moments from the Vibrant Heart of Osmington Village
- Spacious and Well-Presented Accommodation
- Four Spacious Bedrooms & Large Family Bathroom
- Large Detached Double Garage (with Eaves) & Further Large Workshop
- Set Back in a Generous and Beautifully Kept Plot
- Overlooking Open Fields Beyond (Used for Keeping Local Horses)
- Two Smaller Rooms - Perfect for Office/Study/Dressing Rooms

Full Description

Accommodation

Entrance to the property is via the glazed front door opening into a useful porch area with further door opening into the welcoming hallway. This light and spacious hallway offers views over the front garden, under-stairs storage and access to the following rooms. The inviting sitting room offer a light dual aspect and plenty of space for furniture. There are double doors opening into the spacious conservatory with views and access into the garden. The modern and stylish kitchen offers a dual aspect including wonderful rear aspect views over the garden and fields beyond. The kitchen itself is a modern shaker style with ample wall and base units, high-end fitted appliances include dishwasher, five ring hob with extractor fan, oven and grill, there is space for a large freestanding fridge/freezer. From the kitchen there is access to the utility area with space and plumbing for a washing machine, tumble dryer and further door into the garden. Adjacent to the kitchen is the spacious dining room offering views over the lovely front garden. The master bedroom is currently located on the ground floor and is



Spacious accommodation overlooks open fields beyond (used for keeping local horses), moments from beautiful coastal walks, the vibrant village hall and village centre.



a spacious double bedroom with similar private front aspect. Also on the ground floor is a modern cloakroom and study.

From the hallway, stairs rise to the spacious first floor landing with airing cupboard and access to the remaining accommodation. Bedroom two is a good sized double bedroom with side aspect window, built-in storage and access to eaves storage. Bedroom three is another double bedroom with built-in storage and side aspect. Bedroom four is a good size single bedroom with built-in storage. There is a further office/study to the front of the first floor. The family bathroom is a lovely size, currently housing a corner bath, separate shower cubicle, bidet, pedestal wash hand basin and low level WC.

Outside

The front grounds are beautifully maintained with a long driveway approaching the property. There is a large double garage at the entrance of the drive with two up and over doors, power, light and water supply, there is also useful eaves storage. Plenty of parking and the pretty front garden is mainly laid to lawn with well-kept shrubs and a select few trees to encourage local wildlife. There is side access to either side of the property. The rear garden is enclosed and offers lovely views over the fields behind (used for horses) and sets the scene beautifully of this enviable village location. The rear garden is laid to lawn and also houses the large detached workshop, fully equipped with power & light.

Location

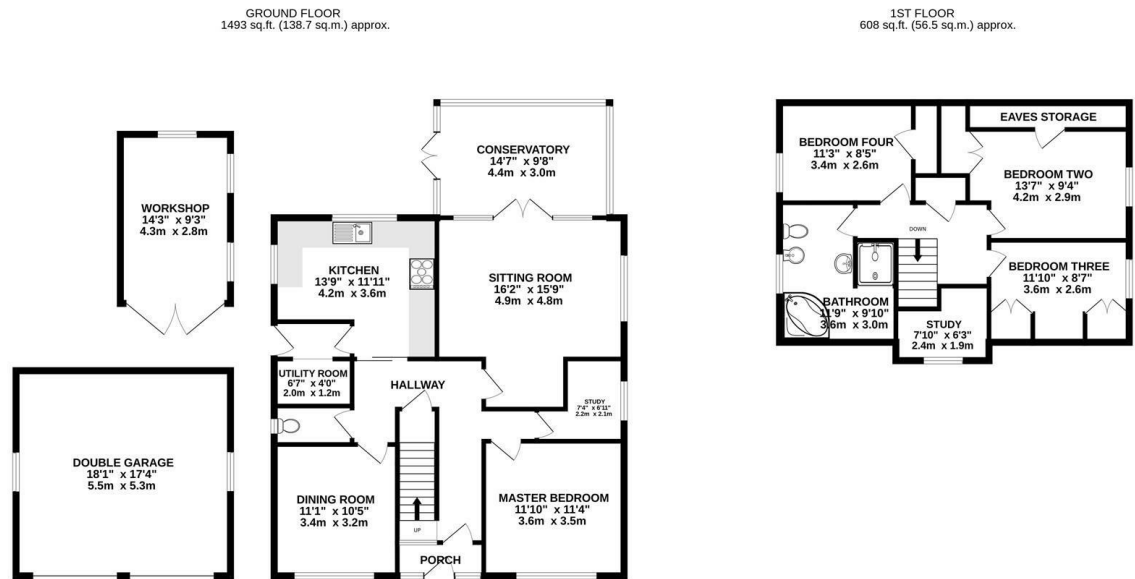
Osmington is a highly desirable village situated close to the World Heritage Jurassic coastline, offering an active community with a busy events calendar at the local village hall. The village itself also has a church and farm shop, there is a bus route into nearby Preston & Weymouth. There is excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside and along the stunning coastline. Nearby is the old smuggling hamlet of Osmington Mills with further access onto the coastal path and well regarded thatched public house. Nearby Preston & Sutton Poyntz offers a mini supermarket, post office, general store, three public houses, takeaway, Cafe Oasis on the beach front and a primary school. There is also easy access to Weymouth & Dorchester.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band E.
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		42	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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