



Silver Street | | Sutton Poyntz | DT3 6LL

**Offers Over £600,000**

BEAUMONT  JONES

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This charming thatched cottage is set in a picturesque position moments from the heart of Sutton Poyntz village centre. Having been extended and renovated over the years with a beautiful and private garden, this would make an ideal escape to the country.

- Spacious & Charming Cottage
- Grade II Listed but Fully Modernised & Extended
- Family Bathroom & Additional Shower Room
- Quietly Positioned in the heart of the Village
- Four Double Bedrooms (Bedroom Four Accessed by Separate Staircase)
- Generous Predominantly Walled Garden & Summerhouse

### Full Description

#### Accommodation

Rumoured to be the oldest cottage in the village with the original part of the cottage dating back to the 17th century and with three different staircases leading to parts of the first floor. Entrance to the property is via the wooden front door which opens into a spacious and welcoming sitting room. Full of charm and character, there are exposed beams and your eye is immediately drawn to the inglenook fireplace with original bread oven. There is a rear aspect window offering glimpses into the pretty garden and ample space for furniture. A few steps lead into the inner hallway with stairs rising to the first floor and access



A charming grade II listing thatched cottage in an idyllic setting in Sutton Poyntz, moments from the duck pond and centre of the village

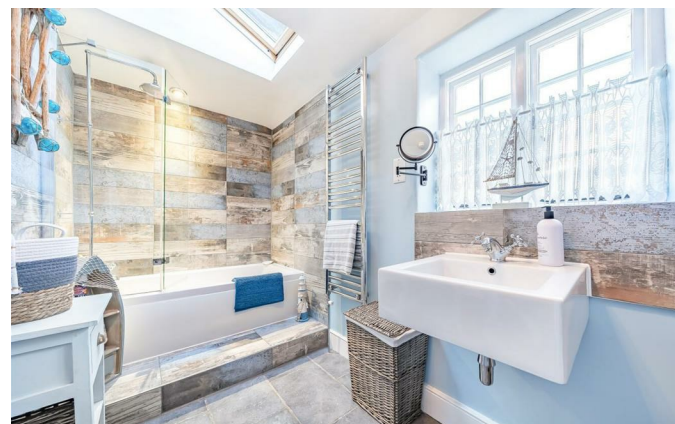


into the cosy snug. The snug has space for seating, a built-in storage cupboard and further focal fireplace. This room flows through to the spacious and inviting open-plan kitchen/diner. This light room offers a triple aspect overlooking the garden with wooden stable door allowing access. There is plenty of space for a large dining table and useful built-in storage cupboards. The kitchen is very much in keeping with bespoke wooden units offering plenty of storage, there is a built-in dishwasher and freestanding Range cooker, washing machine, fridge & freezer.

From the kitchen area, stairs rise to the first floor landing giving access to a modern shower room and two of the bedrooms. The master bedroom is a lovely sized double bedroom with built-in wardrobes to one wall and views over the rear garden with a backdrop of lovely rolling countryside hills beyond. Bedroom three is also accessed from this landing and is a comfortable double bedroom with more built-in storage and access into the inner landing with a further door into bedroom two and staircase leading down to the inner hallway. Bedroom two is a charming room with exposed brick fireplace and beams, this is good sized double bedroom. Returning to the sitting room, there is a door and stair rising to the final bedroom, bedroom four, another spacious double bedroom and perfect for guests to allow them to have their own space.

#### Outside

Approach to this picturesque cottage is via silver street, a pretty pedestrian street with similar cottages and a stream meandering alongside. The front elevation is impeccable exposed stone with small manageable borders. The rear garden is a delight, accessed from the dining area, there is a private raised lawn area with pretty planted borders. A variety of trees and shrubs and a secluded hot tub area! There is a wonderful summerhouse offering a space away from the house to relax and overlook the pretty garden. The plot spans round to the rear of the cottage with a variety of sheds and a path leading to a useful outbuilding, with power and light - this would make an ideal home office. Parking is readily available on Sutton Road and nearby.



## Location

Tucked away in the heart of the sought after village of Sutton Poyntz, one of Dorset's most sought-after coastal villages. The centre of the village offers 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 E.

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

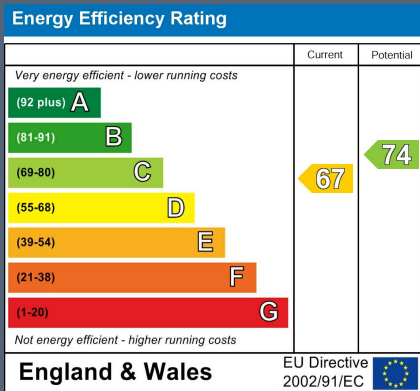
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Character features include; exposed inglenook fireplace, original bread oven, exposed brick, beams and generous sized walled garden





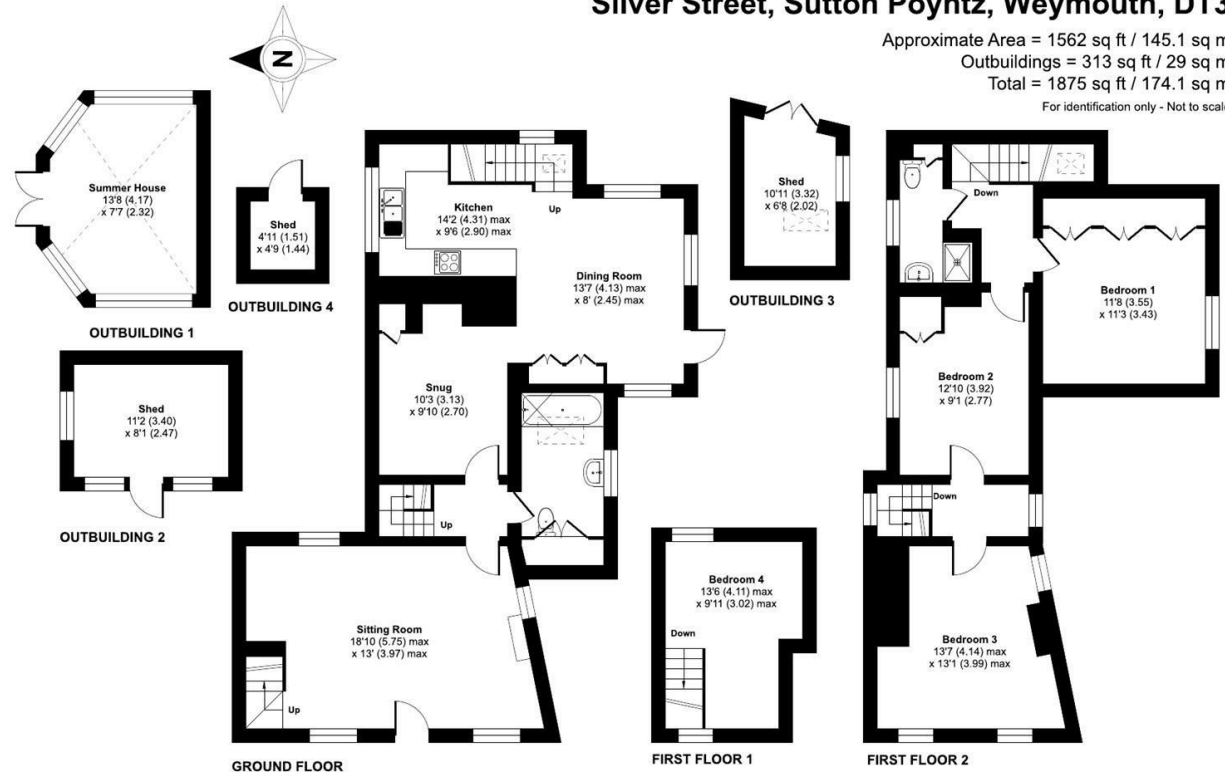
## Silver Street, Sutton Poyntz, Weymouth, DT3

Approximate Area = 1562 sq ft / 145.1 sq m

Outbuildings = 313 sq ft / 29 sq m

Total = 1875 sq ft / 174.1 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). © nichecom 2025. Produced for Beadnall Copley Ltd. REF: 1240607

*We value more than your property*

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