



Verlands Road | Sutton Poyntz | Sutton Poyntz | DT3 6BY

Offers Over £575,000

BEAUMONT  JONES

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We are delighted to offer an extended four bedroom executive detached family home with an impressive modern kitchen/diner/family room within the prestigious location of Sutton Poyntz. The accommodation is arranged over three floors offering a spacious bay-fronted living room, cloakroom, utility, study, luxury en-suite to the master bedroom, beautiful far reaching views out to sea, front balcony, solar panels with a great feed-in tariff, workshop/studio, landscaped rear garden and off road parking. Viewing of this beautifully presented home must be viewed to be fully appreciated.

- Extended Four Bedroom Detached Family Home
- Utility Room & Downstairs Cloakroom
- Beautiful Far Reaching Views out to Sea & Countryside
- Landscaped Rear Garden
- Impressive Kitchen/Diner/Family Room
- Two Bathrooms with a Luxury En-suite to the Master Bedroom
- Workshop/Studio
- Located within The Prestigious Location of Sutton Poyntz

Full Description

Entrance into this beautiful family home is via a front aspect double glazed door leading into a welcoming hall with stairs rising to the first floor, engineered oak flooring, opening through to an inner hall and doors lead through to the principle rooms. The spacious and modern cloakroom offers a front aspect double glazed window, low level WC, vanity wash hand basin and a wall mounted towel rail heater. There is a large walk-in storage cupboard with lighting. The spacious and open living room boasts a front aspect double glazed box bay window with fitted shutters enjoying beautiful far reaching views out to sea, side aspect double glazed window with fitted shutters, gas fire set within a beautiful hearth and surround and double oak glazed



This executive family home is beautifully presented throughout offering accommodation over three floors.



doors lead through to the impressive kitchen/diner/family room. Reverting back to the hall a door leads through to a study which then opens into the kitchen. This is the perfect area for home working with fitted units. The beautifully extended kitchen/diner/family room offers an impressive shaker style fitted kitchen with granite worktops, center island with inset four ring induction hob and integrated extractor, integral eye level oven and microwave oven, integrated dishwasher, space for an American fridge/freezer, space for a large dining table and chairs within the dining area, dual aspect double glazed windows, rear aspect double glazed patio doors lead out onto the garden, loft access via a hatch and an opening leads through to the utility with a side aspect double glazed door leading out onto the garden. The utility room offers base level units with a fitted worktop over, space and plumbing for a washing machine, side aspect double glazed window and a wall mounted gas boiler.



The first floor offers a landing area with stairs rising to the first floor and doors lead through to bedrooms 2,3,4 and the family shower room. Bedroom two is a generous sized double with a front aspect double glazed window with fitted shutters enjoying beautiful far reaching views out to sea and countryside. Bedroom three is a further double offering a side aspect double glazed window with fitted shutters enjoying far reaching views. Bedroom four is a single with front aspect French doors with fitted shutters leading out onto a balcony enjoying beautiful far reaching sea views and out to countryside. The family shower room comprises a suite including a double shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, fitted storage cupboard, wall mounted towel rail heater and a rear aspect double glazed window.



The second floor has a small landing area with a side aspect double glazed window and a door leads into the generous sized master bedroom offering dual aspect double glazed windows and two Velux skylights enjoying breathtaking far reaching views out to sea and countryside. The luxury en-suite is an impressive size offering a suite including a panel enclosed bath with shower attachment, shower cubicle with a wall mounted mixer shower system, bidet, low level WC, floating vanity wash hand basin, wall mounted towel rail heater, side aspect double glazed





window and a side aspect Velux skylight.

Outside offers a brick paved drive to the front providing off road parking with pedestrian side access to the rear. The rear garden is designed for ease of maintenance with Indian Sandstone patio leading to a small garden with shrubs and plants. At the rear is a useful workshop/studio with power and light connected.

Located on the outskirts of the village in 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.

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.

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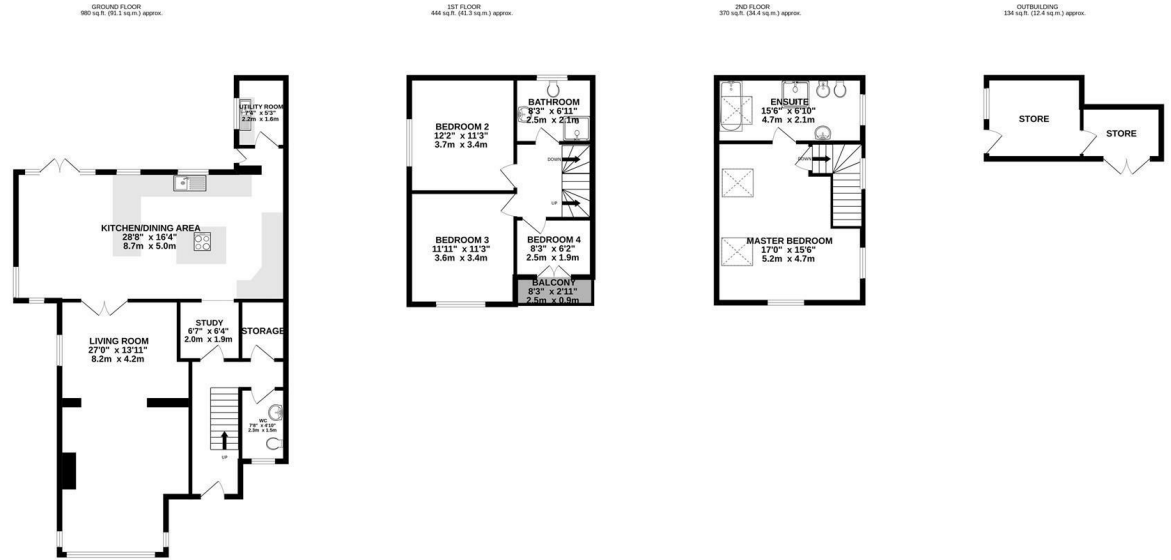


The extended and impressive kitchen/diner/family room is the hub of the home.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 68 |
| (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 : 1929 sq.ft. (179.2 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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