



Chapel Lane | Osmington | Osmington | DT3 6ET

Offers Over £525,000

BEAUMONT  JONES

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This beautiful and charming four bedroom cottage is located within the prestigious location of Osmington village. This truly stunning property has been recently modernised throughout to a very high standard offering an abundance of living space throughout. The property boasts a beautiful and spacious open-plan kitchen/diner with a two tone shaker style fitted kitchen with Quartz worktops, utility area, generous sized living room, conservatory, downstairs cloakroom, en-suite to master bedroom, cloakroom to bedroom two, main family bathroom, front and rear gardens, garage, allocated off road parking, Air Source Heat Pump and underfloor heating to the ground floor. This impeccable property must be viewed to be appreciated.

- Spacious Four Bedroom Thatched Cottage
- Located within Osmington Village
- Beautiful & Spacious Kitchen/Diner & Utility with Quartz Worktops
- Generous Sized Living Room & Conservatory/Garden Room
- En-Suite to Master Bedroom & En-Suite Cloakroom to Bedroom Two
- Front & Rear Gardens
- Garage & Allocated off Road Parking
- Air Source Heat Pump & Underfloor Heating to The Ground Floor
- Recently Modernised to a High Standard Throughout
- Re-Thatched in 2016

Full Description

Entrance into this wonderful home can either be from the front or back of the property. Entrance from the front is from an elevated position with steps leading up to a beautiful and well-maintained garden laid to lawn with a path leading to a front aspect double glazed composite door leading into a welcoming hall with stairs rising to the first floor. As with the entire ground floor the hall benefits from underfloor heating powered by an Air Source Heat Pump with controls for four distinct sections; the upstairs radiators, the area under the Karndean floors (halls, kitchen/dining, utility and cloakroom), the living room and conservatory. From the hall to the left a door leads through to the living room and on the right, wooden glazed bi-fold doors leads through to the spacious and open kitchen/diner, utility, inner hall and cloakroom.

The spacious dining area opens into the kitchen creating a great entertaining area and is the hub of the home offering an abundance of space with a front aspect double glazed window, plenty of space for a large



This beautiful property has been modernised to a very high standard throughout offering a beautiful and spacious kitchen/diner and utility area.



dining table and chairs. The Kitchen itself is a beautiful two-tone shaker style fitted kitchen offering a range of eye and base level units with plenty of storage and Quartz worktops. An integral eye level NEFF double oven and grill with inset NEFF five ring induction hob, with a bridge and extractor hood over, integrated BOSCH dishwasher, space for an American style fridge/freezer, water softener, double Belfast sink, rear aspect double glazed window and an opening that leads through to the utility area. This is an extension from the kitchen offering a range of eye and base level units with Quartz worktops and a floor to ceiling pantry. There is also space and plumbing for a washing machine and tumble dryer, sink unit, rear aspect double glazed window, rear aspect double glazed door leading out onto the garden. The inner hall has a built in under stairs storage cupboard and doors lead through to the cloakroom and living room. The cloakroom comprises a WC with a concealed cistern, vanity wash hand basin, underfloor heating and a rear aspect double glazed window. The spacious living room has been tastefully decorated boasting a front aspect double glazed window with fitted bi-fold shutters and a beautiful electric 'flame effect' log fire. Rear aspect double glazed French doors lead through to the conservatory. The double glazed conservatory has an insulated roof and underfloor heating making this the ideal garden room with dual aspect windows, power points, lighting and side aspect double glazed patio doors lead out onto the garden.

The first floor offers a landing area with loft access via a hatch, built in airing cupboard and doors lead through to four bedrooms and the main family bathroom. The master bedroom is a generous sized double boasting two rear aspect windows with fitted shutters, wall mounted radiator and a door leads into the en-suite shower room. This modern suite comprises a suite including a double walk-in shower with a wall mounted mixer shower system, vanity wash hand basin, WC with a concealed cistern and a wall mounted towel rail heater. Bedroom two is a further generous sized double offering two front aspect windows with fitted shutters, built in walk-in wardrobe/storage area, wall mounted radiator and a door leads through to an en-suite cloakroom offering a WC with a concealed cistern, vanity wash hand basin, wall mounted towel rail heater and a built in storage cupboard. Bedroom three is a further generous sized double boasting a front aspect window with fitted shutters, built in sliding door wardrobes and a wall mounted radiator. Bedroom four is a good sized single, it offers a rear aspect window with fitted shutters, built in wardrobe and a wall mounted radiator.

The modern bathroom suite comprises a suite including a panel enclosed bath with a wall mounted mixer shower system over, WC with a concealed cistern, vanity wash hand basin, rear aspect window and a floor mounted towel rail heater and radiator attached.

Outside offers a beautiful landscaped rear garden laid to lawn and patio with planted borders, shrubs and trees. A path leads down to a further garden area laid to patio and shingle with doors leading into the conservatory and utility area. Near the Air Source Heat Pump there is a wall mounted evcc electric charging point for vehicles, water supply and gated rear access



leads out onto the parking bay and garage. The garage is located within a block with an up and over door. There is an allocated off road parking space for one car plus visitors parking. The front garden is laid to lawn with planted borders, shrubs, trees, raised vegetable beds and a double power point.

Osmington is a vibrant community, within the village are many beautiful stone and thatched buildings. The village itself has a strong sense of community with a vibrant village hall at its centre with a full calendar of activities throughout the year. There is also a public house and ancient thirteenth century church. It is one of Dorset's most famous villages. The nearby coastal resort of Weymouth with its sandy beaches and inner harbour can be found within 4 miles and the County Town of Dorchester (or Casterbridge) is just 5 miles away. Osmington is close to the beautiful beaches and National Trust estate at Ringstead. There are beautiful walks along the South west coast path the 'Jurassic Coast' bus service has a stop in the village.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band E. Services: - Air Source Heat Pump, electric & mains 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.



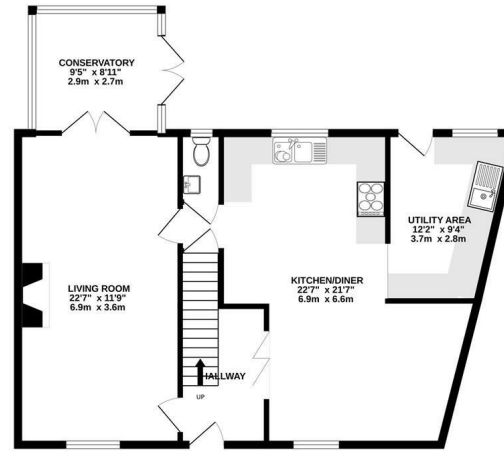
The property is located within the prestigious location of Osmington village.



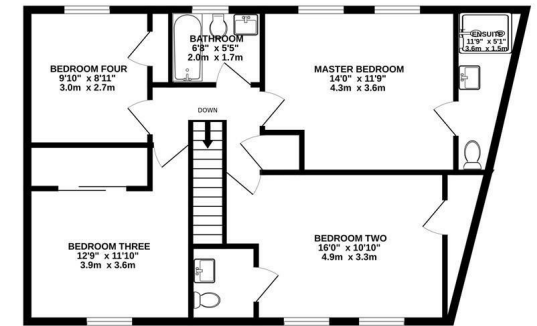


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.4 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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