



Church Lane | Osmington | Weymouth | DT3 6EL

Offers Over £565,000

BEAUMONT  JONES

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We are delighted to offer this charming detached cottage in the heart of Osmington. Beautifully presented through-out the property includes pretty front & rear gardens, two reception rooms, kitchen/breakfast room, separate utility area and downstairs shower room. Three bedrooms and family bathroom on the first floor. There is a single garage & parking space nearby.

- Charming Grade II Listed Character Cottage
- Set in the Heart of Osmington Village
- Beautifully Presented Through-out
- Extended Sitting Room into a Snug
- Pretty Front & Rear Gardens
- Garage & Off-Road Parking

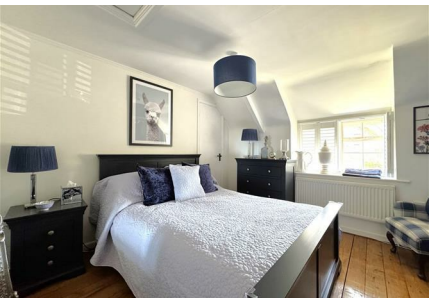
Full Description

Accommodation

This charming cottage is accessed via the front door opening into the porch, with space for coats and shoes and further door into the hallway. From here there are stairs rising to the first floor and access into the downstairs accommodation. The dining room is an inviting reception room which showcases some of the perfectly blended character with modern living, stone arched doorways, impressive focal fireplaces and exposed stone. This welcoming room has lovely views over the manicured front garden and offers



Charming
character cottage
set in the heart of
Osmington

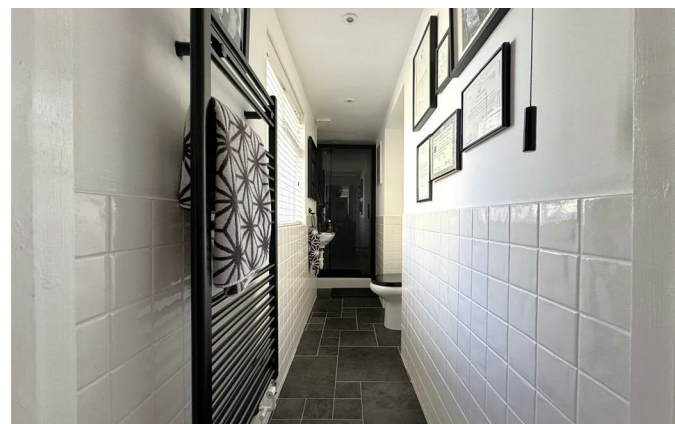


plenty of space for a large dining table. There is access to the useful understairs storage cupboard and doorway into the sitting room. This lovely room has been extended to the rear to provide a snug area with patio doors opening into the garden. The sitting room is a lovely welcoming room with views over the front garden and attractive focal stone fireplace (currently housing a wood burner). The kitchen/breakfast room is adjacent to the dining room and offers a spacious and light area with front aspect window and Juliette balcony to the side aspect. There is space for a breakfast table and plenty of wall and base units providing storage. There is a inset Belfast sink and built-in appliances including; oven, four ring gas hob, built-in fridge/freezer and dishwasher. A door from here leads to the utility area with space and plumbing for a washing machine & tumble dryer, a further door opens to the modern beautifully appointed shower room. From the utility area there is a stable door opening into the garden.

Returning to the hall, stairs rise to the first floor with access into the remaining rooms. The master bedroom is a generous sized double bedroom with both front and rear aspect windows and plenty of space for furniture. Bedroom two is another double bedroom with front aspect window and built-in storage. Bedroom three is a single bedroom and currently being used as a study. The family bathroom offers a bath with shower attachment over, low level WC and wash hand basin.

Outside

The front of the cottage is enclosed with a pretty stone wall and wrought-iron gate, there is an attractive patio area offering a pleasant and private place to sit and enjoy, the remainder of the front garden is laid to gravel. The private rear garden, which is a sun trap in summer months, has been laid with flagstone tiles and attractive raised planted borders. There is also side and rear access. The single garage, belonging to the cottage is located in a private road in a block



nearby, there is also a parking space in front of the garage. On street parking can also easily be found around the cottage.

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.



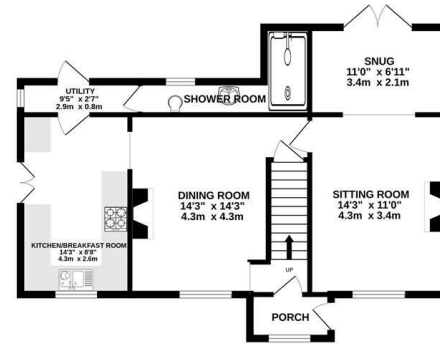
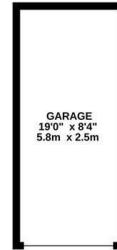
Beautifully presented throughout with pretty front & rear gardens, garage & parking



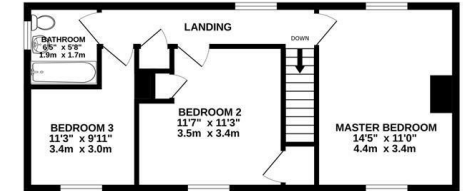


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk