



Malthouse Meadow | Portesham | Weymouth | DT3 4NS

£435,000

BEAUMONT  JONES

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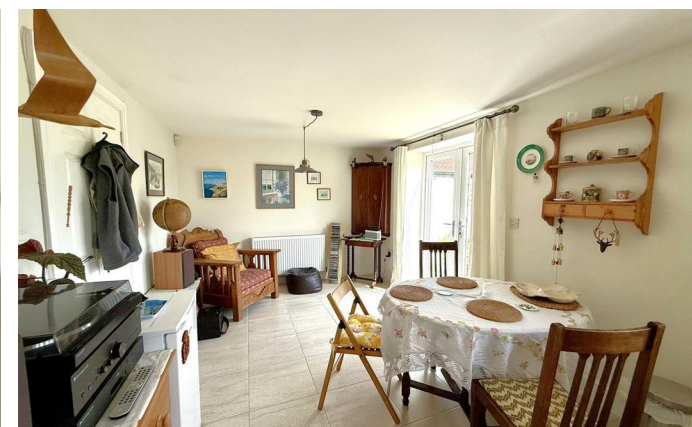
This beautifully presented semi-detached house is located in the sought-after Malthouse Meadows development in the popular village of Portesham. Completed in 2018 by well regarded local developers CG Fry & Son, this immaculate family home is finished to a high specification and includes a welcoming hallway, spacious sitting room, family friendly kitchen/diner, cloakroom, three double bedrooms (master en-suite) & family bathroom. There is a beautiful enclosed south facing rear garden with rear access to the garage and parking.

- Charming Yet Contemporary ▪ Three Double Bedrooms Semi Detached House
- Master En-suite & Downstairs Cloakroom
- Private South Facing Rear Garden
- Countryside Views From The Rear Aspect
- Generous Sized Single Garage & Driveway

Full Description

Accommodation

Entrance to the property is via the composite front door opening into a welcoming and wide hallway with stairs to the first floor, access to a useful storage cupboard and doors opening into the following rooms. The spacious downstairs cloakroom offers a low level WC, wash hand basin and side aspect window. The inviting sitting room is a lovely size with front aspect window and focal fireplace, there is plenty of space for furniture. The kitchen/diner runs across the rear of the property, a spacious family friendly space with lovely tiled



Located in the sought after coastal village of Portesham with easy access into Weymouth & Dorchester



flooring. There is rear aspect window and patio doors from the dining area giving access and views over the garden. There is plenty of space for a generous sized dining table in the dining area. The modern shaker style kitchen offers plenty of wall and base units for storage. There is an inset one and a half sink and drainer, built-in appliances include a fridge, freezer, dishwasher, washing machine, eye level oven and grill with five ring gas hob.

From the hallway, stairs rise to the first floor landing with access to the large airing cupboard and remainder of the accommodation. The master bedroom is a lovely sized double bedroom with front aspect window and plenty of space for furniture. The generous sized en-suite is beautifully tiled with a large shower cubicle, low level WC and wash hand basin. Bedroom two is also a good sized double bedroom with rear aspect window. Bedroom three is a further double bedroom with rear aspect window offering views over the garden and beyond. The main bathroom is a generous size with suite comprising of a p-shaped bath with over-head shower and screen, low level WC and wash hand basin.

Outside

The sunny south facing rear garden is truly stunning, well stocked with a wonderful array of flowers and plants. There is a generous sized patio abutting the house and leading to the immaculate lawned area. The borders are bursting with colourful plants and flowers. A perfectly position greenhouse sits behind the garage, whilst there are many options for garden furniture to sit and enjoy this private and peaceful spot. There is also an outside tap. Gated access leads to the large single garage with up and over door, power and light and eaves for further storage. Parking is found to the front of the garage with a block paved driveway offering parking for



two cars, there is also ample parking on the road.

Location

Located in a quiet cul-de-sac in the picturesque village of Portesham, moments from the heart of the village. Portesham itself is a thriving West Dorset coastal village with the beautiful Dorset downs as a backdrop, making this a popular location. The village has a vibrant farm shop and café offering local produce, there is a well-regarded Primary School, Doctors Surgery and social village events taking place yearly. The surrounding countryside offers a wealth of walking opportunities, with the stunning Jurassic Coast just a short drive away. The coastal town of Weymouth & County Town of Dorchester are both within close proximity.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band E. Services: - LPG Gas central heating, mains electric & drainage.

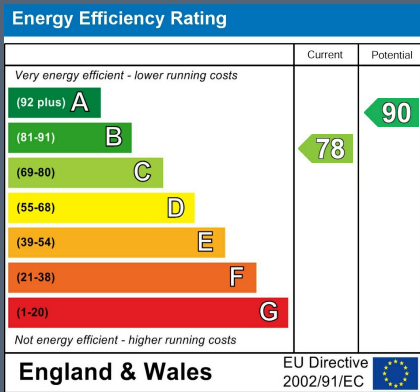
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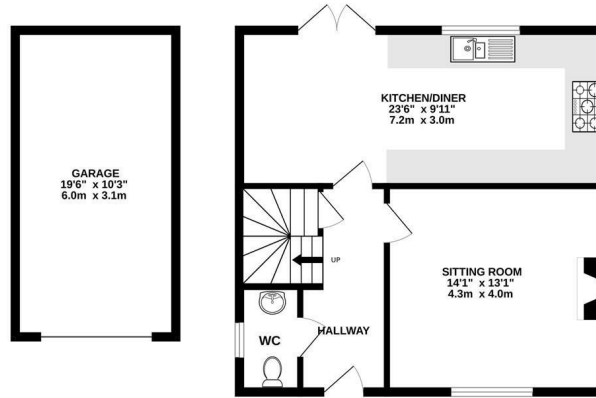


Beautiful & well stocked south facing rear garden, large single garage and parking for two cars

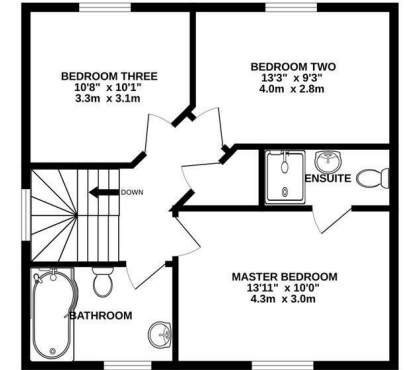




GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (117.9 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