



Mission Hall Lane | Sutton Poyntz | Sutton Poyntz | DT3 6LY

Offers Over £800,000

BEAUMONT  JONES

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Welcome to Mission View, set back from Mission Hall Lane in the heart of the picturesque village of Sutton Poyntz, Weymouth. This individual detached residence offers a unique opportunity for those seeking a tranquil lifestyle in a beautiful setting. The impressive open-plan living space is located on the first floor to make the most of the beautiful rural outlook. Offering four double bedrooms (master en-suite with walk-in wardrobe) and separate utility room. The property is set back from the road, featuring a gated driveway that adds an extra layer of privacy and security, double garage and plenty of parking.

- Nestled in the heart of the Picturesque Village of Sutton Poyntz
- Unique Detached Residence Constructed in 2011
- Gated Access, Double Garage & Plenty of Parking
- Four Double Bedrooms (Master En-suite & Dressing Room)
- Potential for a Ground Floor Annexe for Family or Holiday Let
- Beautiful Countryside Views over Fields & Rolling Hilltops

Full Description

Accommodation

Entrance to this spectacular house is via the front door opening into a welcoming hallway with stairs to the first floor and doors to the following rooms. Accommodation on the ground floor consists of three bedrooms, all generous sized double bedrooms. Bedrooms two and three both have large built-in wardrobes, bedroom four would also make an excellent guest room, home office or snug. A door from the fourth bedroom leads to a useful utility room which features a range of wall and base units and connections for domestic appliances. There is also access into the boiler room and a door leading outside. The



Beautiful spacious detached residence nestled in the heart of Sutton Poyntz village



beautiful family bathroom is also located on the ground floor, fully tiled and offering a modern suite including; large walk-in shower, bath, hand wash basin with vanity unit, low level WC and a built in storage cupboard.

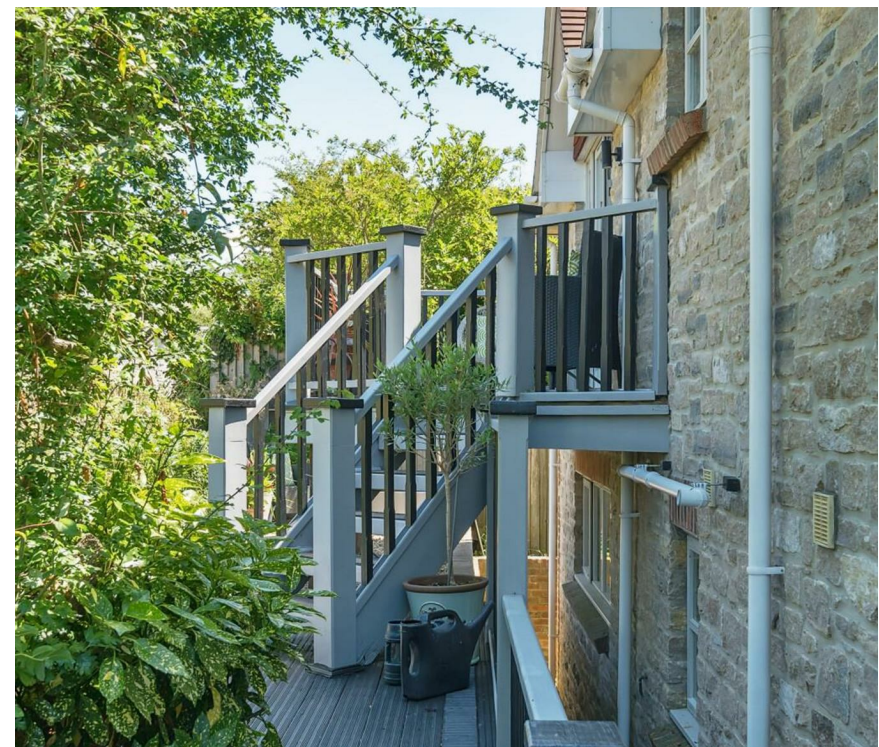
Stairs rise from the hallway to the first floor which opens into an impressive open plan living space. This spacious room is a generous space with triple aspect windows, you are immediately drawn to the rear aspect patio doors which perfectly frame the beautiful open views and give access onto the balcony area. Internally the room is ideal for entertaining and socialising with areas for comfortable seating and space for a large dining table. The kitchen is set to the rear of the room and offers an excellent range of contemporary wall and base units, there is a large central island providing further storage and a breakfast bar. Built-in appliances include an integral oven, separate grill oven, hob with cooker hood over, fridge/freezer and dishwasher.

The master bedroom suite is also located on the first floor and offers a generous sized double bedroom, there is a spacious modern en-suite shower room with a large walk-in shower, low level WC and 'his & hers' wash hand basins inset into vanity unit. From there there is a door leading to a walk-in wardrobe.

The home also features a sprinkler system, underfloor heating to both floors, electric gates with intercom system and a 5,000 litre rainwater harvesting tank that provides water to the WC's. The current owners currently use a section of the downstairs accommodation to provide Air B'n'B for an additional income.

Outside

The property is accessed via attractive timber gates and a gravel driveway which leads to a parking/turning area in front of the detached double garage. The garage features power and light and combined with the driveway, there is ample off-road parking for several vehicles. The garden is mainly set to the front of the home, but as this is a gated plot, the whole grounds provide a peaceful and private location. There is an area of lawn with a further raised seating area, two storage sheds and a raised planted bed. The balcony off the main reception room is a good



size and provides space for a table and chair to sit and enjoy the peaceful outlook. From the balcony, a few steps lead down to a composite decked area and onto a gravelled space with more opportunities for outdoor seating.

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 F.

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

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Set back from the road with gated access, double garage and beautiful far reaching countryside views





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	

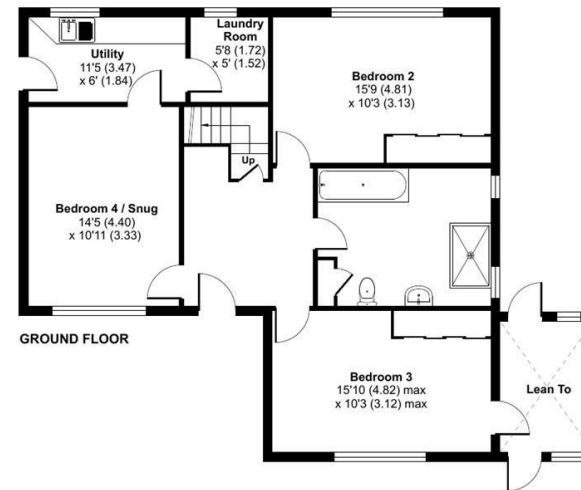
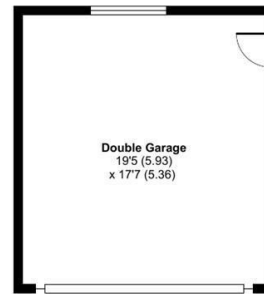
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Approximate Area = 1806 sq ft / 167.7 sq m (exclude lean to)

Garage = 342 sq ft / 31.7 sq m

Total = 2148 sq ft / 199.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Beaumont Jones Estate Agents Ltd. REF: 1317558

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