



Grove Hill | Osmington | Weymouth | DT3 6EZ

**Offers Over £525,000**

BEAUMONT  JONES



## Grove Hill | Osmington Weymouth | DT3 6EZ Offers Over £525,000

Offered with no onward chain, we are delighted to offer a unique and spacious four double bedroom chalet bungalow located within the picturesque location of Osmington. Originally a stables converted in the 1970's this fabulous property is set within a large plot in an elevated position to enjoy breathtaking countryside views. The property boasts an abundance of living space throughout including a spacious hall, generous sized living room, kitchen/diner, lean-to/boot room, two double bedrooms and bathroom to the ground floor. The first floor offers a further two double bedrooms one of which benefits an en-suite with a freestanding roll-top bath. Externally the property offers a large forecourt providing off road parking for several vehicles, garage and a large mature terraced rear garden.

- A Unique & Spacious Four Double Bedroom Chalet Bungalow
- Breathtaking Countryside Views
- Large Forecourt Providing off Road Parking For Several Vehicles & Single Garage
- Large Mature Terraced Rear Garden
- No Onward Chain
- Converted Stables
- Elevated Position
- Located Within The Picturesque Location of Osmington
- Abundance of Living Space Throughout
- Character Features Including Exposed Beams

### Full Description

Entrance into the property is via a front aspect double glazed door leading into a spacious and welcoming hall with a large built-in under stairs storage cupboard, centre staircase rises to the first floor, rear aspect double glazed window and doors lead through to the ground floor accommodation. The generous sized living room has dual aspect double glazed windows enjoying beautiful countryside views from the front elevation, exposed wooden beam and a doors leads through to the kitchen/diner. The fitted kitchen comprises eye and base level units with work surfaces over, eye level integral double oven with inset four ring gas hob, space and plumbing for kitchen appliances, exposed beams, two front aspect double glazed windows enjoying





Located within the picturesque location of Osminton, this converted stables offers breathtaking countryside views set within a large elevated plot.



beautiful views out to countryside, built-in larder, plenty of space for a dining table and chairs and doors lead through to the main family bathroom and the lean-to/boot room. The bathroom is a generous size with a suite including a P-Shaped panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin, large double built-in airing cupboard and a rear aspect double glazed window. The lean-to/boot room is perfect for storing wellington boots and coats, there is power and lighting, rear aspect double glazed window and dual aspect double glazed doors leading out onto the rear garden. Reverting back to the hall two double bedrooms can be found, the master bedroom is a generous sized double offering exposed beams and dual aspect double glazed windows enjoying beautiful countryside views from the front elevation. Bedroom four is a double with a double built-in wardrobe and a front aspect double glazed window enjoying views out to countryside.

The first floor offers a split-level landing with a front aspect Velux skylight, multiple built-in storage cupboards into the eaves, double wood en doors lead through to bedroom two and stable door leads through to bedroom three. Bedroom two is eaved with exposed beams, front aspect double glazed Dormer window, front aspect Velux skylight, built-in eave storage and a low stable door leads through to the en-suite. The suite comprises a freestanding roll-top bath, low level WC, wash hand basin, exposed beams, large built-in storage cupboard into the eaves and a rear aspect Velux skylight. Bedroom three is a generous sized eaved room with dual aspect Velux skylights, exposed beams and built-in eave storage.

Outside to the rear has a path leading to steps rising to a large mature lawned garden with various planted shrubs and trees. Beautiful views out to countryside can be seen from the garden. The front offers a large forecourt providing off road parking for several vehicles. There is a shed to the side of the property and a gate providing right of way access to a single garage located within a block. The property is located off the main road in an elevated position with a private shared drive leading up to the property.

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 D. Services: - Mains gas, electric, water rates and private drainage. (Sewage shared between three properties and cleared out once a year costing approx. £70 per property)

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.



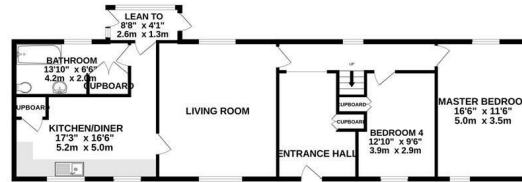
Offered with no onward chain boasting a large forecourt providing off road parking for several vehicles, single garage and a generous sized mature terraced rear garden.



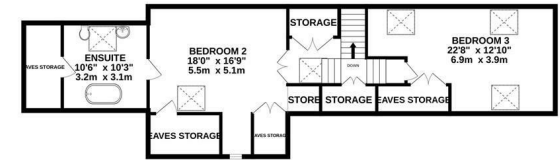


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            | <b>82</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | <b>53</b>                  |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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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