



Winslow Road | Sutton Poyntz | Weymouth | DT3 6NE

**Offers Over £375,000**

BEAUMONT  JONES



**Winslow Road | Sutton Poyntz**  
**Weymouth | DT3 6NE**  
**Offers Over £375,000**

We are delighted to bring to the market this three bedroom semi detached family home set within the prestigious location of Sutton Poyntz. In need of modernisation this perfect family home has great scope and potential with a large rear garden offering stunning countryside views, two reception rooms, utility room, kitchen, three bedrooms, family bathroom, driveway and garage. Viewing is highly recommended.

- Three Bedroom Semi Detached Family Home
- Beautiful Countryside Views out to The White Horse
- Idyllic Location set within Sutton Poyntz
- In Need of Modernisation but with Great Potential
- Exceptionally Large Rear Garden
- Offered with No Forward Chain

### Full Description

Entrance into the property is through the front aspect double glazed UPVC door leading into the porch with a further door leading into the welcoming hallway. The hallway has two front aspect single glazed windows, wall mounted radiator, stairs rising to the first floor and doors leading through to the main principle rooms. The living room is a bright and airy room benefiting from a front aspect double glazed window, wall mounted radiator and feature fire place. The separate dining room offers plenty of space for dining furniture as well as a rear aspect double glazed window overlooking the rear garden, wall mounted radiator and a gas fire. The kitchen





Exceptionally large rear garden with stunning countryside views.



offers a range of eye and base level units with work surfaces over, space for fridge freezer and oven. Also offers a side aspect double glazed window, sliding door into an under stair cupboard and further door into utility area. The utility area has a rear aspect double glazed door to the rear garden and offers space for a freezer and tumble dryer. Sliding door opens into a utility cupboard with a side aspect single glazed window, space and plumbing for washing machine.

Returning to the hallway stairs rise to the first floor landing. The spacious landing area has a side aspect double glazed window, access to loft via hatch, doors leading to three bedrooms and the family bathroom. The master bedroom is a great sized double room with front aspect double glazed window and a wall mounted radiator. Bedroom two is a further double with two built in cupboards, one of them housing the combination boiler, rear aspect double glazed window overlooking the countryside views and a wall mounted radiator. Bedroom three is a small double/ large single with a front aspect double glazed window and a wall mounted radiator. The family bathroom has a rear aspect double glazed opaque window, bath with shower attachment, wash hand basin with pedestal, low level WC and a wall mounted radiator.

The stunning rear garden has the most picturesque countryside back drop over looking the hillsides and out to The White Horse. The rear garden is over 100 foot with mature shrubs, trees and is mostly laid to lawn with hedge rows bordering creating privacy, hard standing for sheds and seated furniture. There is side access leading to the front of the property. To the front of the property the front garden is mostly laid to lawn with iron gates opening onto driveway and garage. The garage has an up and over door, power and lighting.







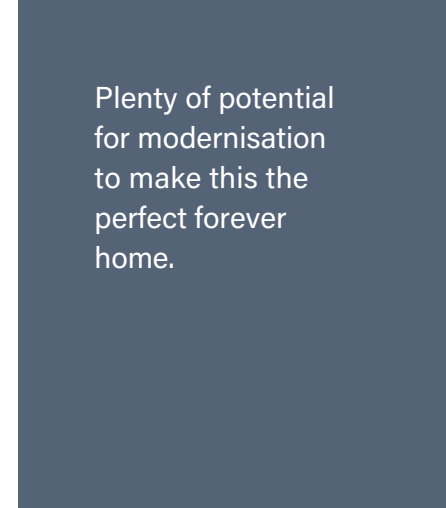
Located on the outskirts of the village in Sutton Poyntz, one of Dorset's most sought-after coastal villages. The centre of the village offers a popular character public house overlooking a charming duck pond. A short walk away is Preston, one of the most sought-after residential areas of Weymouth, well 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 C.

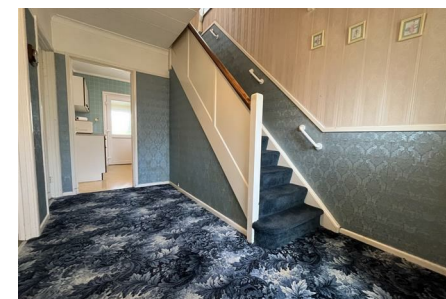
Services: - Gas central heating. Mains electric & drainage.

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.



Plenty of potential for modernisation to make this the perfect forever home.

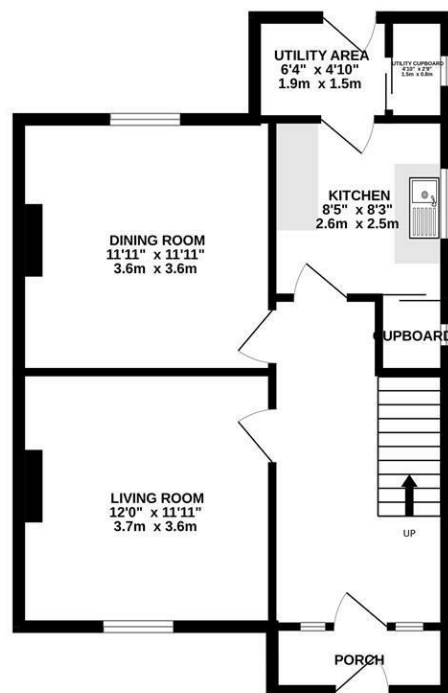




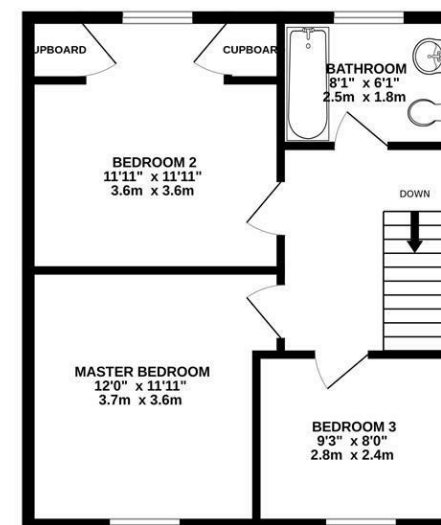
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales		
	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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.  
Made with Metropix ©2025

33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk