



Buxton Road | Rodwell | Weymouth | DT4 9PP

Offers Over £625,000

BEAUMONT  JONES

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This beautiful and modernised four double bedroom detached family residence was originally The Old Dairy Farm for Belfield House. Dating back to 1880, the property was converted into a family home in 2006 by the current owners. The property boasts a double garage, off road parking for three vehicles, large Southerly facing rear garden, beautiful and spacious kitchen/diner, generous sized living room, home office, utility room, downstairs wet room, four double bedrooms with master en-suite, walk-in wardrobe and balcony overlooking the rear garden, family bathroom and a garden room with a bar. Viewing of this beautiful family home is a must to be appreciated.

- Beautiful Four Double Bedroom Detached Family Residence
- Double Garage & off Road Parking For Three Vehicles
- Beautiful Kitchen/Diner plus Utility Room
- Large Southerly Facing Rear Garden & Garden Room
- Originally The Old Dairy Farm For Belfield House
- Abundance of Living Space Throughout
- Spacious Living Room & Home Office
- En-Suite to Master Bedroom plus a Walk-In Wardrobe & Balcony

Full Description

Access to this beautiful family home can be found either by steps leading down to the main front door from the parking bay or via the two side accesses one with a path leading down to the rear of the property with doors leading into the kitchen or living room. The main front access has a front aspect double glazed composite door leading into a spacious and welcoming hall with stairs rising to the first floor, feature exposed original wall, tiled flooring, large built in storage cupboard with a side aspect double glazed window, wall mounted radiator and doors lead through to the ground floor accommodation. The spacious utility room has a side aspect double glazed door leading out onto the side access, a door leads through to the wet room, wall mounted radiator, base level units with work surfaces over, sink unit, space and plumbing for a washing machine, tumble dryer and



This beautiful family home was originally an old dairy farm for Belfield House, converted in 2006 by the current owners.



fridge or freezer. The wet room comprises a contemporary suite including a low level WC, wall mounted wash hand basin, wall mounted mixer shower system, tiled walls and flooring. Reverting back to the hall a door leads through to a spacious and beautiful kitchen/diner, this is the hub of the home and great for entertaining with rear aspect double glazed French doors leading out onto the large Southerly facing garden and a door opens into the living room creating a large and open space. The modern fitted kitchen comprises a wide range of eye and base level units with Granite worktops, integral eye level double oven with inset five gas burner hob and extractor hood over, integrated dishwasher, integrated wine cooler, space for an American style fridge/freezer, tiled flooring with underfloor heating and plenty of space for a dining table and chairs. The generous sized living room boasts a set of rear aspect double glazed French doors leading out onto the garden, tiled flooring with underfloor heating and a door leads through to a home office. This useful room has multiple use offering a good size with a side aspect double glazed window and tiled flooring with underfloor heating.

The first floor offers a spacious landing with a front aspect double glazed window, walk-in boiler room/airing cupboard with a wall mounted gas boiler and a pressurised tank system and doors lead through to four double bedrooms and main family bathroom. The master bedroom is a generous sized double offering a walk-in wardrobe with fitted furniture, rear aspect double glazed French doors lead out onto a decked balcony with glass balustrades overlooking the rear garden, wall mounted radiator and a door leads through to a modern and contemporary en-suite shower room. The suite comprises a double walk-in shower with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted radiator, tiled flooring and three rear aspect double glazed windows. Bedroom two is a further generous sized double offering a side aspect double glazed window, wall mounted radiator and loft access via a hatch. Bedroom three is also a generous sized double with a side aspect double glazed window and a wall mounted radiator. Bedroom four is a further double offering a side aspect double glazed window and a wall mounted radiator. The modern and contemporary family bathroom comprises a suite including a freestanding bath tub, shower cubicle with a wall mounted mixer shower system, wall mounted wash hand basin, low level WC, fully tiled walls and flooring, wall mounted towel rail heater and a side aspect double glazed window.

Outside boasts a large Southerly facing rear garden mainly laid to lawn with a large raised decking area abutting the property.



There is a further section of garden which has been fenced off with a gate leading into woodland. The garden room has power, lighting and a bar. This is great for entertaining. Side access to both sides, one with steps and the other with a path leading to the front parking bay. The front offers a driveway providing off road parking for three vehicles and a double garage with an up and over door.

Located in Rodwell, on the outskirts of Weymouth's town centre and within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path. Well regarded local schools are close by.

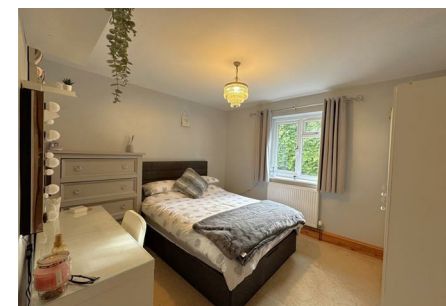
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Gas central heating. Mains electric & drainage.

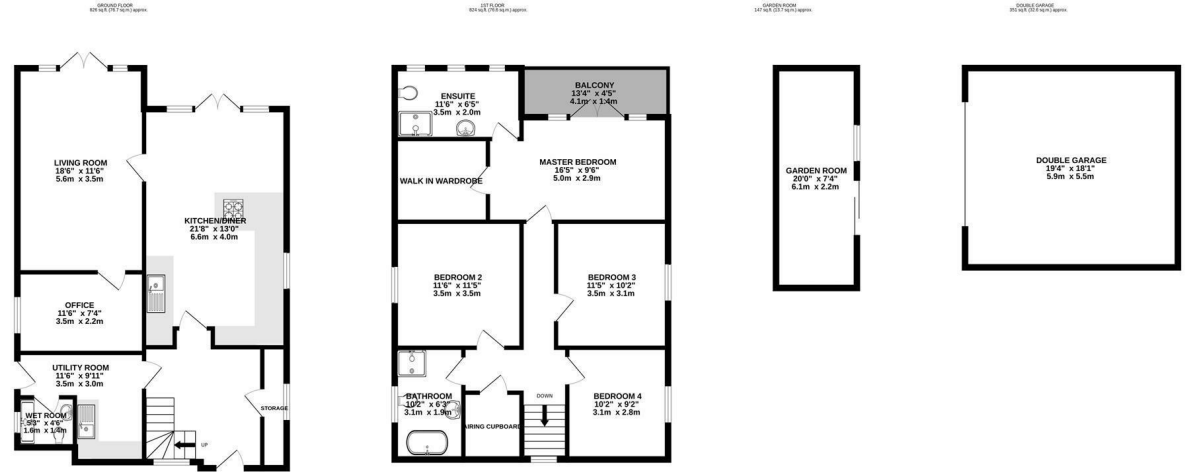
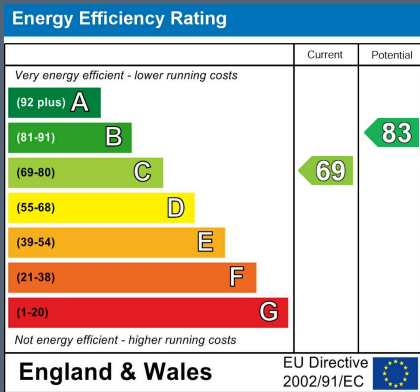
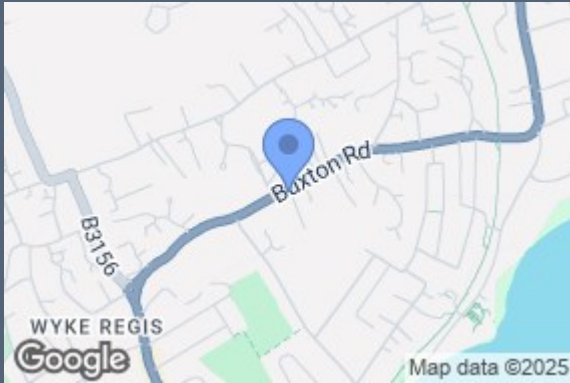
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The property offers an abundance of living space throughout with a large Southerly facing rear garden with a garden room.





TOTAL FLOOR AREA: 2148 sq.ft. (199.6 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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