



**Connells**

Old Bincombe Lane  
Sutton Poyntz Weymouth



# Old Bincombe Lane Sutton Poyntz Weymouth DT3 6NB

for sale offers in excess of  
**£385,000**



## Property Description

No 8 is set at the end of Old Bincombe Lane, backing onto fields giving the home a very private and rural feel. The accommodation on offer is spacious and very well presented throughout. Upon entering the home, you arrive at an entrance hallway with doors leading to all principal rooms and stairs rising to the first floor. The living is an impressive size and leads through to a dining space, utility room & kitchen.

The kitchen has a superb range of wall and base units under worktops incorporating space for some integral appliances. There is also a small sun room to the rear of the home overlooking the rear garden and the fields beyond providing a peaceful sitting area away from the rest of the accommodation. Rising up the stairs there are 3 bedrooms, all of which are an excellent size, also is located a family bathroom & separate WC.

### Entrance

### Porch

Front aspect double glazed window. Parquet flooring. Skirt boarding. Storage cupboard. Glazed wooden door leading into: -

### Living Room

19' 8" x 11' 9" (5.99m x 3.58m)

Front aspect double glazed window. Continuation of Parquet flooring. Skirt boarding. Coving. Power points. Television point. Under stairs storage cupboard housing consumer unit. Stairs rise to the first floor. Arch leading into: -

### Dining Room

10' 2" x 8' 10" (3.10m x 2.69m)

Rear aspect glazed doors. Rear aspect glazed windows. Coving. Skirt boarding. Carpeted. Power points. Airing cupboard. Door leading into: -

### Utility Room

7' 1" x 6' 10" (2.16m x 2.08m)

Wall and base units with worksurfaces over. Wooden style flooring. Space and plumbing for a washing machine. Space for an upright fridge freezer. Skirt boarding. Tiling. Power points.

### Shower Room

Suite comprising shower unit, low level Wc and wash hand basin. Coving. Tiling. Extractor fan.

### Kitchen

9' 5" x 8' 11" (2.87m x 2.72m)

Kitchen Area: Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset ceramic sink and drainer unit. Space for an electric cooker with cooker hood over. Tiling. Power points. Rear aspect double glazed window. Rear aspect double glazed upvc door. Steps lead down to: -

### Garden Room

9' 3" x 8' 11" (2.82m x 2.72m)

### Porch

Upvc construction. Two side aspect double glazed windows. Rear aspect double glazed window. Rear aspect double glazed upvc door leading providing access to the garden.

## First Floor

### Landing

Carpeted. Loft access. Airing cupboard. Skirt boarding. Electric heater. Door leading into: -

### Bedroom One

11' 9" x 8' 10" (3.58m x 2.69m)

Front aspect double glazed window. Carpeted. Skirt boarding. Coving. Power points.

### Bedroom Two

10' 3" x 8' 10" (3.12m x 2.69m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Coving. Power points.

### Bedroom Three

8' 6" x 7' 11" (2.59m x 2.41m)

Front aspect double glazed window. Carpeted. Skirt boarding. Coving. Power points. Fitted wardrobes.

### Bathroom

Rear aspect double glazed window. Panelled bath with electric shower over and wash hand basin. Skirt boarding. Coving.

### Wc

Rear aspect double glazed window. Low level wash hand basin. Skirt boarding. Coving.

## Outside

### Roof Terrace

### Front Garden

Laid to lawn with steps to the front door.

### Rear Garden

Externally to the rear you have a gorgeous garden providing a tranquil escape. This peaceful location will allow you to unwind and enjoy the good life. Initially patio slabbed with a lawn and surrounding borders with various shrubs and plants. Then a larger area which stretches out toward countryside, a perfect patch to grow your own! From the garden there is an access via a path directly on the single garage

### Garage

## 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.



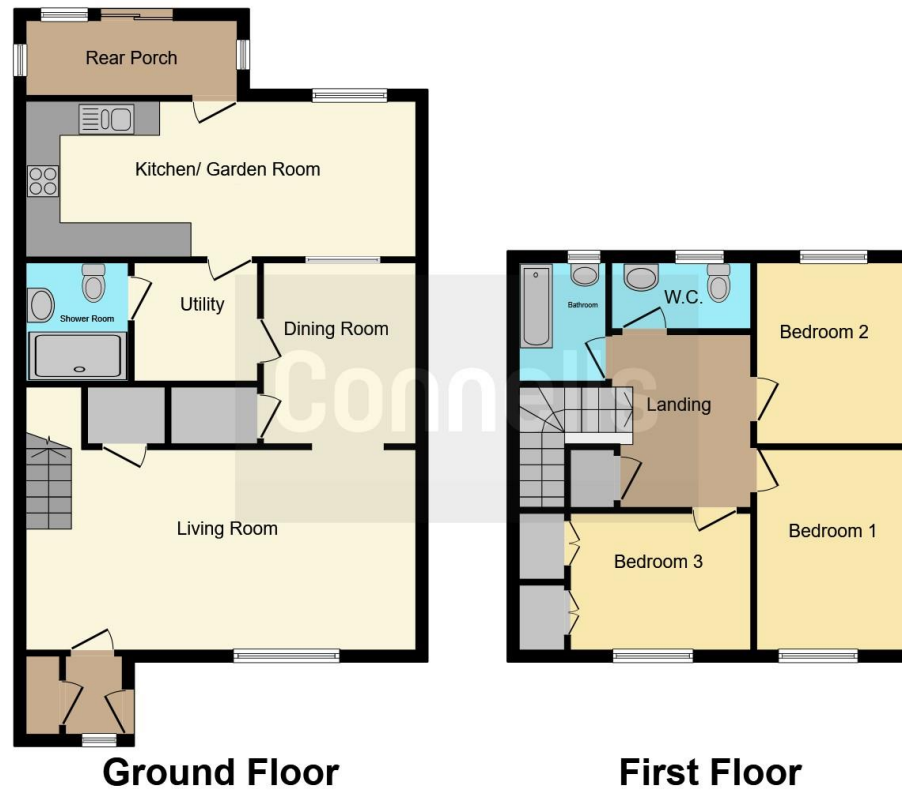












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**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

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 WEYMOUTH DT4 8EN

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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