



Instinct Guides You



Osmington, Weymouth Offers In Excess Of £525,000

- Stunning Character Property
- Double Garage & Parking
- Spacious Proportions Throughout
- Close To Beautiful Walks
- Unique Charming Features
- Coastal Walks Nearby
- Osmington Village, Dorset
- Two Reception Rooms



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Positioned in Osmington within the picturesque Dorset countryside & Jurassic Coast, this reputed converted coach house epitomizes rustic charm infused with modern convenience. This unique character property boasts a double garage, off-road parking, and generous proportions throughout.

As you step through the front door, a spacious foyer greets you, illuminated by large stained glass windows with doors leading to the snug & kitchen. Having two reception rooms gives versatility to the property and the snug is a beautiful contrast to the much larger living room. A door opens into a utility space that is substantial in size and offers ample storage.

The kitchen has a wonderful feel and charm with exposed wooden beams that add character and warmth to the room. The room has ample shaker-style kitchen units and an attractive farmhouse-style sink. Spacious enough for a full dining table and sofa it creates a more versatile space for family or entertainment.

The hub of the home is certainly the grand living room. A space that oozes charm it features large stained glass windows that illuminate the space beautifully. A large fireplace creates a focal point in the room and an ornate look spiral staircase gives a unique feel and focal point. A cloakroom and study space complete the ground floor.

Ascending up the decorative staircase are three double bedrooms and the family bathroom. The landing has a wonderful sense of space thanks to light transferring from the windows below. The main bedroom is a generous size and benefits a shower room en-suite. Two further bedrooms are also doubles with ample room for furnishings. The family bathroom is a bright, airy room thanks to two large skylights & comprises a bath, wash hand basin, and W/C.

The property boasts a double garage/workshop adjoining the house via personal door via the utility room. A small courtyard offers a pleasant outside space with a wonderful sunny aspect.



Room Dimensions

Kitchen 16'3" x 11'1" (4.97 x 3.39)

Lounge/Diner 19'4" max x 15'10" (5.91 max x 4.85)

Snug 14'8" > 8'7" x 11'6" (4.48 > 2.64 x 3.53)

Entrance Hall 8'0" x 5'11" (2.45 x 1.82)

Study 8'2" x 4'9" (2.51 x 1.46)

Bedroom One 11'11" x 10'10" (3.65 x 3.31)

Bedroom Two 13'6" x 9'5" (4.12 x 2.88)

Bedroom Three 13'5" max x 7'8" (4.10 max x 2.34)



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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