



Instinct Guides You



Offers In Excess Of £750,000 Dorchester Road, Weymouth

- Charming Detached Residence
- Five Bedrooms
- Upwey
- Versatile Layout
- Ideal For Extended Family
- Two Bathrooms
- Two Sitting Rooms
- Large Driveway
- Secluded Grounds
- Large Glass Garden Room



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Nestled in the semi-rural locale of Upwey, this enchanting five-bedroom detached residence boasts expansive grounds and a flexible layout ideal for a large or combined family. The home is perfectly positioned to offer some open countryside vistas, sitting equidistant from Weymouth and Dorchester, each providing a host of amenities and exuding character through its versatile design.

The residence features three separate entrances, catering to the needs of an extended family. Inside, one finds a bathroom adorned with a Victorian-style ball-and-claw roll-top bath, toilet, and washbasin. The journey continues to a shaker-style kitchen, replete with a comprehensive array of eye and base level units, accommodating a range cooker and other appliances beneath a beamed ceiling that enhances its charm.

At the heart of the home lies a spacious sitting room, distinguished by a brick feature wall and provision for a log burner, all set upon oak flooring. Two staircases branch off from this room: one ascending to the principal bedroom, the other to the first floor, adjacent to a door leading to the garden room. This splendid addition wraps around the property's rear, with floor-to-ceiling glass creating a radiant and versatile space with garden access.

The property's recent extension includes two additional double bedrooms, an extra lounge with bi-fold doors, a utility area, and a shower room, forming an ideal section for extended family living.

The first floor houses three more double bedrooms and a toilet, accessible via the two staircases, further enhancing the home's flexible nature and offering views of the surrounding countryside.

A substantial driveway provides ample off-road parking, leading to a verdant lawn and a raised patio bordered by mature trees. The property's rear garden, a vast expanse of greenery abutting fields, ensures privacy and a sense of retreat.



Sitting Room 14'7" x 12'1" (4.45 x 3.69)

Dining Room 12'5" x 9'0" (3.81 x 2.75)

Kitchen 13'6" x 12'7" (4.14 x 3.84)

Garden Room 26'1" x 9'3" (7.96 x 2.84)

Bedroom One 15'10" x 12'4" (4.85 x 3.76)

Bedroom Two 9'8" x 9'1" (2.95 x 2.79)

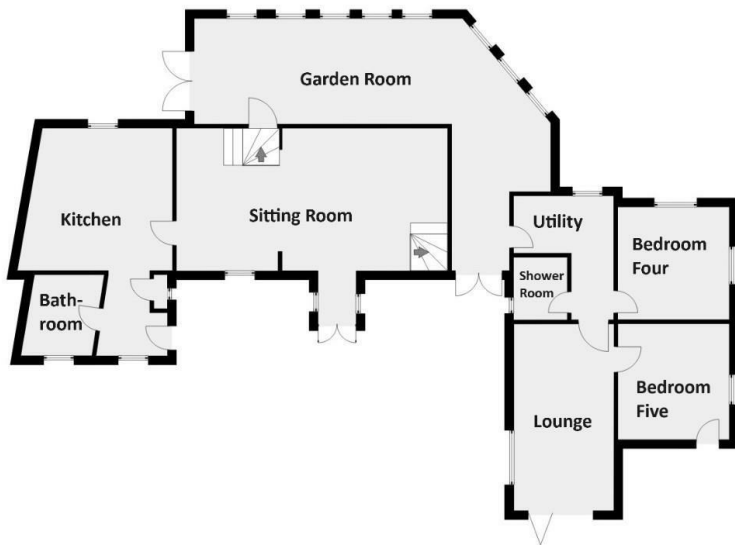
Bedroom Three 12'11" x 10'5" (3.96 x 3.18)

Hallway 24'0" x 9'8" (7.34 x 2.97)

Lounge 16'6" x 9'4" (5.03 x 2.87)

Bedroom Four 10'4" x 9'10" (3.15 x 3.0)

Bedroom Five 10'5" x 10'2" (3.20 x 3.12)



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	
65	72
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	