



Instinct Guides You



Coombe Valley Road, Preston, Weymouth Offers Over £800,000

- Large Westerly Aspect Garden
- Three Bathrooms + Two Receptions
- Attractive Countryside Views
- Utility Room
- Large Garage
- Extensive Gardens & Parking
- Substantial Plot Just Under Half An Acre
- Balcony Terrace
- Stunning Open Plan Living
- Very Well Presented



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Nestled in the picturesque Coombe Valley Road, Preston, stands this stunning detached family home offering a perfect blend of modern luxury and countryside charm. Boasting two spacious reception rooms, & five generously sized bedrooms set within attractive grounds.

Since their purchase in 2015 the property has undergone extensive modernisation and has been greatly extended, creating the beautiful home on offer today.

The property has an attractive approach with electric gates that open to a drive with ample parking & beautiful feature tree.

Entering through the vestibule you are greeted by a spacious open plan living area; the dining area flows beautifully into a generous kitchen/living area at the rear. The kitchen benefits a feature island & ample fitted units with built in appliances. The family room is bathed in natural light from the westerly-facing aspect, with patio doors opening to the garden. A sitting room adjacent offers an attractive contrast to the modern, open plan aspect of the ground floor, offering the homeowner an attractive snug with views over the front garden.

A large utility room offers versatility to the ground floor offering additional storage with cloakroom to the side. There is also access directly into the garage from a short connecting hallway.

Rising to the first floor there are three bedrooms & the family bathroom. Bedroom four benefits double doors that open to a balcony overlooking the front grounds, helping to merge home and garden. The further two bedrooms are also well proportioned doubles.

On the second floor are two further bedrooms with one benefitting a further en-suite bathroom with jacuzzi bath and underfloor heating.

The rear garden is substantial in size and has been tastefully landscaped. A large patio that joins the property offers an excellent space for family living & entertaining, only made better by the gardens westerly aspect. The remainder is a large lawn with decked area and features tree's & shrubs.

Room Dimensions

Sitting Room 19'1" x 12'9" (5.82 x 3.91)

Dining Room 22'6" x 20'2" (6.86 x 6.15)

Kitchen/Family Room 34'8" x 11'10" (10.57 x 3.61)

Utility Room 12'2" x 6'0" (3.71 x 1.83)

Bedroom One 19'7" x 11'10" (5.99 x 3.61)

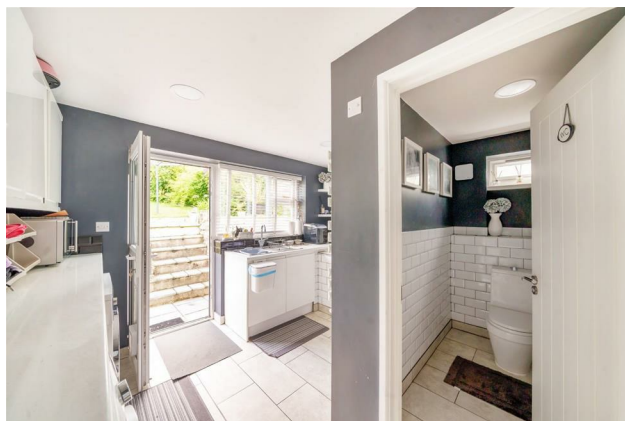
Bedroom Two 9'10" x 12'4" (3.03 x 3.78)

Bedroom Three 14'2" x 12'11" (4.32 x 3.94)

Bedroom Four 13'3" x 10'11" (4.06 x 3.33)

Bedroom Five 10'5" x 8'3" (3.20 x 2.54)

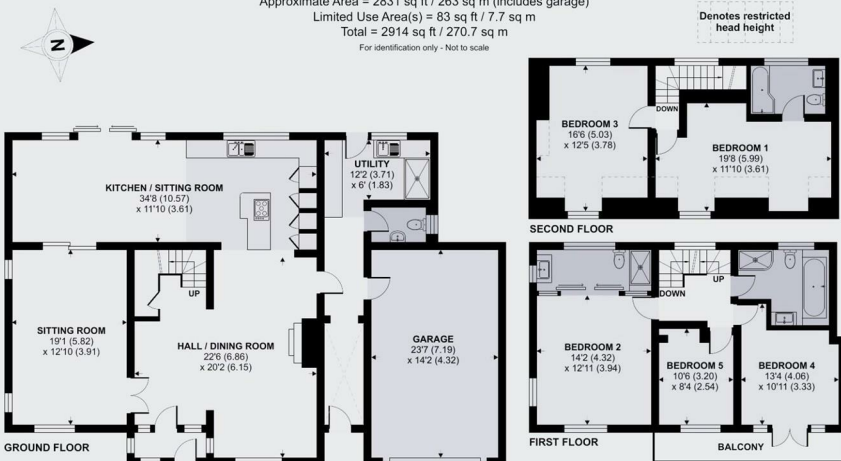
Garage 23'7" x 14'2" (7.19 x 4.32)



Coombe Valley Road, Preston, Weymouth

Approximate Area = 2831 sq ft / 263 sq m (includes garage)
 Limited Use Area(s) = 83 sq ft / 7.7 sq m
 Total = 2914 sq ft / 270.7 sq m

Denotes restricted head height



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	72 82

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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.