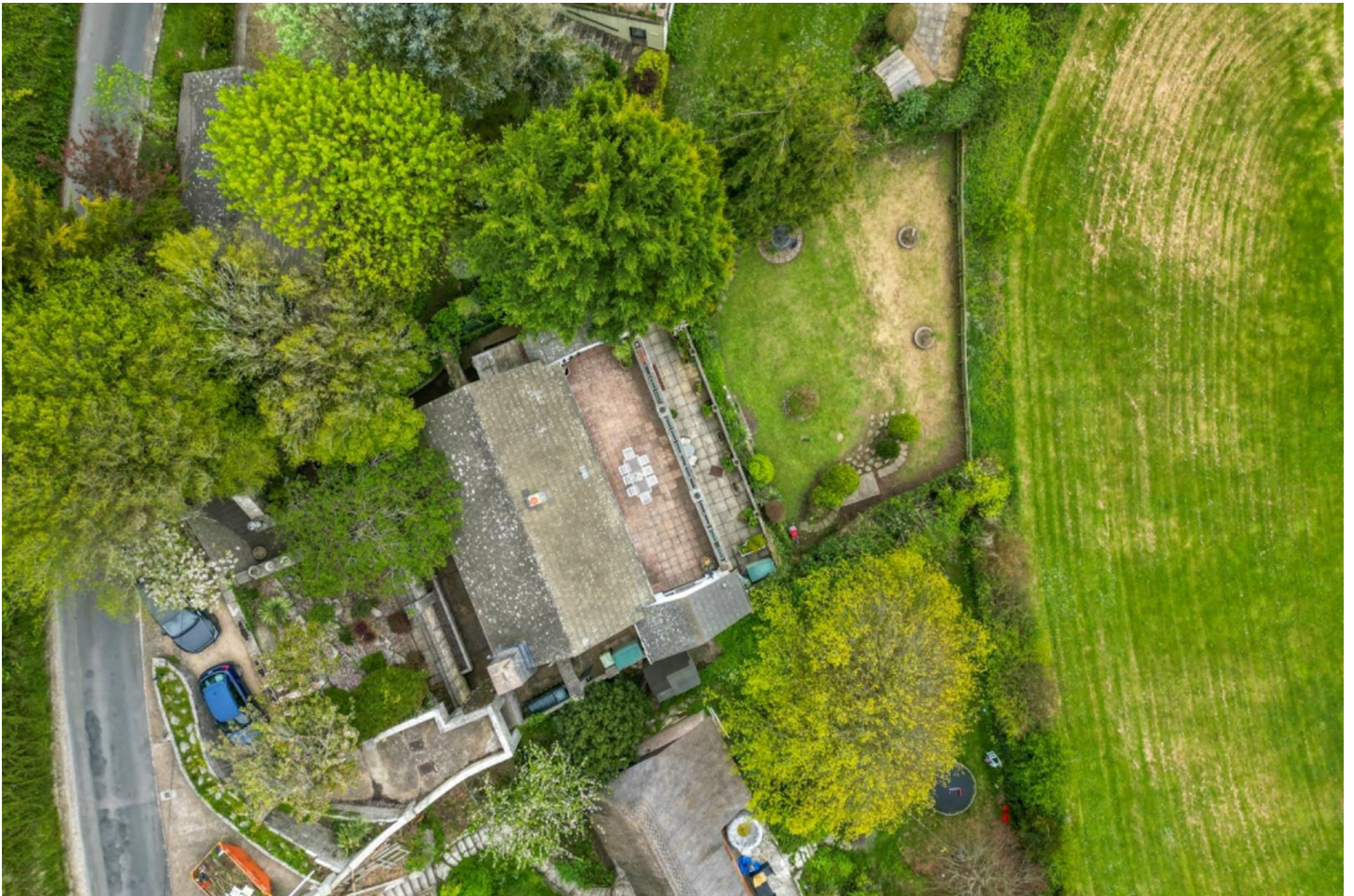




Instinct Guides You



## Plaisters Lane, Sutton Poyntz, Weymouth £700,000

- No Onward Chain
- Far Reaching Countryside & Sea Views
- Versatile Layout Across Split Accommodation
- Elevated Balcony With BBQ Area & Snug
- Off Road Parking With Further Negotiable
- Sought After Position In Sutton Poyntz
- Bathroom + En-suite
- Generous Open Plan Living Spaces



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Wilson Tominey are delighted to offer this substantial detached home located on the desirable Plaisters Lane in Sutton Poyntz, Weymouth. This property is set within attractive grounds commanding beautiful far-reaching countryside & sea views. The unique layout comes with an individual living style which will inspire the new owner to change and improve to a more modern standard for the future.

Inside you step into a welcome reception room that oozes character and doors lead around the upper floor. A well-proportioned sitting room has direct access to a small kitchen and onto one of the standout features of the property, a generous first-floor balcony that offers stunning views of the surrounding landscape and a truly unique place to entertain thanks to an enclosed snug and BBQ area. Two bedrooms complete the floor and both enjoy attractive contrasting aspects.

The hub of the home is the large open-plan kitchen diner that is bathed in natural light thanks to its westerly aspect. The kitchen offers a range of fitted units and work surfaces and flows beautifully to the lounge to create a wonderful space to entertain. In addition, another double bedroom and bathroom complete the space. Due to the unique layout of the property, the lower ground floor offers three substantial storage cupboards that add further scope.

The property is set within large grounds set across different levels creating a diverse plot. There is off-road parking at the front for three vehicles adorned with terraced flower beds of bushes and shrubs and an established feature tree. Some outbuildings offer further scope and easy access to the rear garden.

The rear garden has a wonderful open feel and looks onto farmland and the surrounding countryside. A patio adjoins the home and seating area offering a truly breathtaking place to relax or entertain and the garden has mature soft green borders.



## Room Dimensions

### Plaisters Lane, Sutton Poyntz, Weymouth

Approximate Area = 1863 sq ft / 173.1 sq m (excludes outdoor kitchen)

Limited Use Area(s) = 115 sq ft / 10.7 sq m

Outbuildings = 163 sq ft / 15.1 sq m

Total = 2141 sq ft / 198.9 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.