



Instinct Guides You



WilsonTominey

Coombe Valley Road, Preston, Weymouth Offers In Excess Of £650,000

- Unique, Enviably Positioning
- Distinct Countryside Views
- Four Bedrooms
- Extensive Parking and Garage
- No Onward Chain
- Three Reception Rooms
- Bathroom and Cloakroom
- Substantial Detached Residence



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Gracefully stationed amidst Preston's distinct Coombe Valley and enjoying a deeply enviable position as the endmost home on this prestigious road is this charming four bedroom established residence. Prominent stone elevations and viridescent façade front a truly nurturing and generous property, amplifying blends of rural and suburban lifestyle. The home enjoys extensive parking and a garage as well as breath-taking panoramic countryside views; Generous floorspace enhances flexibility and grandeur with the garden retaining a south-westerly aspect. The property is presented with no onward chain.

The home's charming stone frontage and garage front generous accommodation inside. Initially the property provides a cloakroom and spacious hallway - granting access to all rooms. Downstairs comprises of three reception rooms, the focal point being a substantial lounge. The living room's dual aspect accentuates light in abundance with excellent space for an array of furnishings and stunning outlook onto the garden and valley, respectively. A separate dining room, adjacent, offers flexibility and versatility with an additional study benefitting from dual aspect via sliding patio doors - functional as a separate garden or sitting room. The kitchen displays wood-effect units with bountiful storage and worktop space, integral access to the garage can be found aside.

Ascending, four bedrooms form the essential base of a family home. Bedroom One displays particularly generous proportions; Dual aspect windows enhance light, pairing with elevated positioning to grant tranquil views. All remaining bedrooms retain bountiful space with a family shower room to complete. The shower room enjoys a stylish contemporary finish and large shower cubicle.

The property enjoys sizeable gardens front and back. The rear garden's unique elevations allow for serene views with south westerly aspect for evening sun. The home's frontage offering extensive parking and access to garage.



Room Dimensions

Sitting Room 18'5" x 11'7" (5.62 x 3.54)

Dining Room 9'6" x 8'4" (2.91 x 2.56)

Study 9'6" x 6'6" (2.91 x 1.99)

Kitchen 9'11" x 9'5" (3.03 x 2.88)

Bedroom One 11'7" x 14'2" (3.54 x 4.32)

Bedroom Two 12'9" x 8'6" (3.89 x 2.6)

Bedroom Three 12'0" x 6'4" (3.67 x 1.94)

Bedroom Four 9'6" x 6'6" (2.9 x 2.0)

Garage 20'0" x 9'6" (6.11 x 2.92)



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	78

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.