



Instinct Guides You



Westhill Road, Weymouth Guide Price £645,000

- Substantial Period Property
- Westerly Garden
- Garage & Ample Parking
- Versatile Accommodation Over Three Floors
- Historic Property - Character Features
- Positioned In Old Wyke Square
- Close To Fleet Lagoon
- Amenities Nearby



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Wilson Tominey are delighted to offer this substantial detached home reputedly built in circa 1750 and then later extended the property boasts a generous ground floor footprint with four reception rooms & a further 5 bedrooms spread across two upper floors. Set in mature grounds the property is a superb example of Georgian architecture that playfully encompasses more modern characteristics.

Inside, the home retains much of its original charm, with high ceilings & generous proportions. The entrance hall is spacious & welcoming, with a utility space and snug to your immediate right that offers an attractive contrast to the larger living areas. The sitting room offers a large, bright space to entertain thanks to its southerly aspect and double doors that open outside. The dining room adjacent offers further practicality for family living & entertaining. A sunroom attached to the rear further increases the ground floor footprint and offers a pleasant space to relax with pleasant views of the garden. A bathroom completes the first floor.

The kitchen has a range of fitted units set against timber panelling, giving the room a warm, inviting feel. An opening leads to a utility room further increasing practicality.

The first floor is equally impressive with bedroom one benefitting a feature bay window and fireplace. Bedrooms three and four are further doubles and both enjoy built-in wardrobes. In addition, there are two more occasional bedrooms currently arranged as home offices & creative workspace. There is also a hand basin & W.C

The second floor has another large bedroom & a versatile space adjacent that would suit a self-contained living area thanks to a separate bathroom.

The grounds wrap around the building offering a number of sunny vantage points with mature soft green borders. Flower beds and a range of shrubs and bushes surround a large patio at the rear. Ample parking & garage can be found at the front with a tree line offering privacy from the roadside



Westhill Road, Weymouth, DT4

Approximate Area = 2501 sq ft / 232.3 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Garage = 130 sq ft / 12 sq m
Total = 2650 sq ft / 246 sq m
For identification only - Not to scale



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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Wilson Tominey Ltd. REF: 1162087



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