



Instinct Guides You



Bramdon Lane, Portesham, Weymouth £450,000

- Large Mature Garden
- Semi Rural Idyllic Village Location
- Lounge with Fireplace
- Generous Kitchen + Utility
- Access Only Services Two Properties
- Open-Plan Kitchen Diner
- Close To Beautiful Country Walks
- Ample Driveway Parking
- Well Presented Throughout



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Wilson Tominey are delighted to off this unique modern home beautifully contrasting the charming semi-rural character of Portesham. The home boasts a generous mature garden, ample parking and enviable proportions throughout with four bedrooms, a cloakroom and a separate utility room. Offered with no onward chain.

The ground floor accommodation begins with a generous receptive space hosting a separate cloakroom; The hall offers access to the living room, enjoying admirable proportions. The sizable kitchen/diner dominates the accommodation, stylishly finished to form a modern hub of the home with ample dining and preparation space - patio doors blend the internal and external spaces for seasonal versatility. Adjacent a utility finishes the ground floor, offering practical storage & convenience.

Bedrooms One and Four occupy the front of the home; Bedroom One retains generous proportions with both enjoying integral storage cupboards to amplify floor space. The family bathroom centres the first floor, well appointed with attractive tiling whilst offering bath and shower, separately, among toilet and basin. Bedrooms Two and Three are well-proportioned doubles with windows overlooking the garden - Bedroom Three additionally benefits from integrated storage.

Externally, a large versatile garden consists of separate areas offering flexibility. A patio space covers the initial area, seamlessly transferring into a raised decking; An attractive green space completes the rear garden with paved stones to the rear access. A driveway fronts the home with parking for approximately three cars.

Portesham is an attractive village nestled on the Jurassic Close within easy reach of Dorchester & Weymouth. Superbly located its characterised by sitting in a spot of outstanding beauty with stunning walks in every direction. The village enjoys a much loved village shop, bus route and farm shop.

Room Dimensions

Living Room 19'9" x 11'1" max (6.04 x 3.40 max)

Kitchen Dining Room 22'7" x 9'4" (6.90 x 2.87)

Utility Room 10'3" x 5'2" (3.13 x 1.58)

Cloakroom 4'11" x 3'1" (1.50 x 0.94)

Bedroom One 12'0" x 9'5" (3.67 x 2.88)

Bedroom Two 10'2" x 9'0" (3.11 x 2.76)

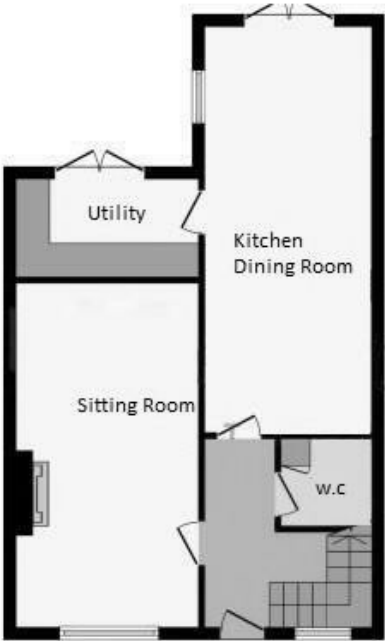
Bedroom Three 8'11" x 8'10" (2.73 x 2.70)

Bedroom Four 8'2" max x 7'0" max (2.49 max x 2.15 max)

Bathroom 8'2" x 3'10" (2.50 x 1.17)

Agents Notes

The vendor informs us that 2 Bramdon Lane and the adjacent semi have a 50/50 agreement on the maintenance & upkeep of the access track.



Ground Floor



First Floor

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	

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.