



Instinct Guides You



Silver Street, Sutton Poyntz, Weymouth £275,000

- Idyllic Location
- Heart Of Sutton Poyntz
- In Need Of Modernisation
- Three Double Bedroom
- Edging Stunning Countryside
- Peaceful Retreat
- Underfloor Heating



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Wilson Tominey are thrilled to present this charming three-bedroom cottage, perfectly situated in the sought-after Silver Street, Sutton Poyntz. Boasting an enviable position mere seconds from the iconic Duck Pond and surrounded by the breathtaking open countryside, this property offers a rare opportunity to embrace village life in one of Dorset's most picturesque settings.

This delightful cottage offers a chance for new owners to add their own touch, with modernisation potential to create a home tailored to their unique style.

Frontage onto footpath gives a very tranquil location, with vehicular access up track that ends just short of the front door for loading/unloading

Upon entry, you're welcomed into a spacious reception room, featuring charming beamed ceilings and stairs leading to the first floor. This versatile space offers an open-plan layout, ideal for contemporary living, with underfloor heating whilst giving plenty of room to configure it to your liking. The kitchen, positioned at the rear, enjoys direct access to the serene garden and is fitted with a range of eye and base-level units, some built-in appliances, and space for white goods.

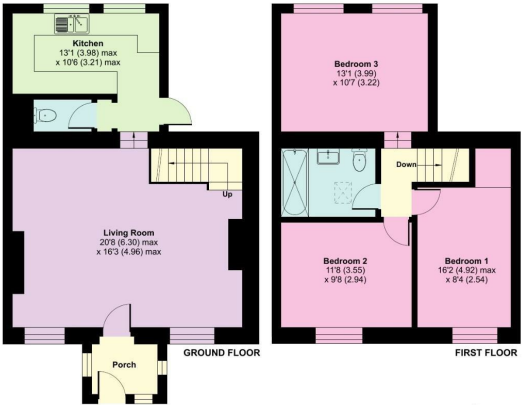
Upstairs, the first floor accommodates three generously proportioned double bedrooms, thoughtfully adapted from an original four-bedroom layout. Each room provides views, either over the tranquil garden and countryside or the gently flowing stream at the front of the property. Completing the upstairs is a family bathroom, equipped with a pedestal wash hand basin, a bath with shower over, and a WC.

Outside, the cottage garden is a peaceful retreat, offering unparalleled tranquillity and a backdrop of rolling hills that truly encapsulates the charm of this exceptional location. The front of the property opens onto the nearby stream, further enhancing the idyllic and enviable setting.



Silver Street, Sutton Poyntz, Weymouth, DT3

Approximate Area = 992 sq ft / 92.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 6th Edition 2023. Produced for Wilson Tominey Ltd. REF: 1249985



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.