



Instinct Guides You



Field Barn Drive, Weymouth Offers In Excess Of £595,000

- Dedicated Office Space & Games Room
- Substantial Outbuilding In Garden
- Open Plan Kitchen Dining Room
- Large Conservatory Overlooks Garden
- Bedroom One With En-suite & Balcony
- Two Ground Floor Cloakrooms
- Close To Schools & Nature Reserve
- Driveway Parking
- Detached Four Bedroom Home
- Superbly Presented Throughout



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Wilson Tominey are delighted to present this substantial family home located in the desirable area of Southill, within close proximity to reputable schools, the nature reserve & the town centre. This impeccably maintained property offers generous proportions throughout, stylish open-plan living spaces & a superbly finished garden cabin—perfect for extended family, work-from-home needs, or guest accommodation.

At the heart of the home lies an impressive open-plan kitchen and dining area, seamlessly combining form and function. Finished to a contemporary standard, the kitchen features a statement island surrounded by ample cabinetry and work surfaces. There's space for a large dining table, complemented by additional built-in storage. Double doors lead to a spacious conservatory, expanding the living area and offering peaceful views of the rear garden.

The adjacent living room is bright and inviting, enhanced by a large bay window that floods the space with natural light and accommodates a variety of furniture layouts. The ground floor has been thoughtfully extended to include a well-equipped utility area with garden access, a dedicated home office and a cloakroom ideal for multi-functional family living. A second cloakroom completes the ground floor.

Upstairs, the principal bedroom is a standout feature, offering generous proportions, built-in wardrobes, a sleek en-suite shower room, and a balcony with elevated views of the mature tree line beyond. Bedrooms two and three are spacious doubles, while bedroom four is a large single. A modern family bathroom serves the additional bedrooms.

The rear garden is expansive and backs onto mature woodland, creating a private and tranquil outdoor retreat. A substantial, beautifully finished cabin has been added, featuring a full-sized kitchen, living and dining areas, shower room, and bedroom—offering exceptional versatility to the property.

Room Dimensions

Bedroom One 16'11" x 9'2" max (5.18 x 2.81 max)

The outbuilding has parking for three vehicles and store area with garage door.

Bedroom Two 13'5" x 9'2" plus wardrobes (4.09 x 2.80 plus wardrobes)

Bedroom Three 11'1" x 10'1" (3.38 x 3.08)

Bedroom Four 8'9" x 8'0" (2.68 x 2.46)

Bathroom 8'2" x 5'2" (2.50 x 1.60)

Conservatory 19'3" x 10'6" (5.89 x 3.21)

Kitchen / Diner 20'4" x 16'10" (6.20 x 5.14)

Living Room 16'4" x 11'3" max (4.98 x 3.43 max)

Cloakroom 6'6" x 2'8" (1.99 x 0.83)

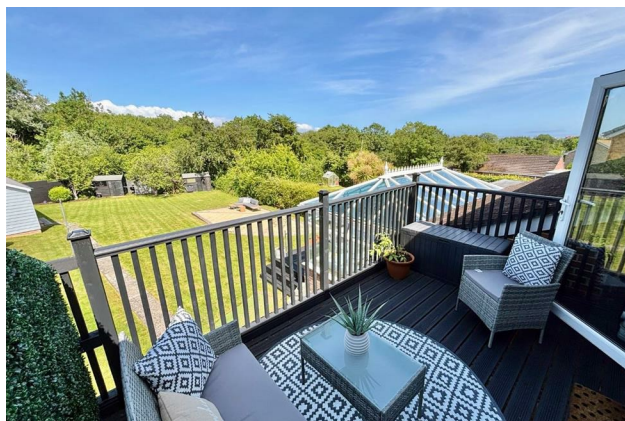
Utility 9'1" x 5'5" (2.78 x 1.67)

Office / Study 9'1" max x 7'8" max (2.79 max x 2.36 max)

Store 9'3" x 5'11" (2.83 x 1.81)

Agents Comments

Please be aware the outbuilding / Cabin in the garden has no plumbing or running water.



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	81

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.