



Instinct Guides You



Dorchester Road, Weymouth, Dorset DT3 5BL £600,000

- Spacious Extended Family Home
- Large Westerly Rear Garden
- Redlands
- Versatile Layout
- Ample Off Road Parking
- Craft / Play Room
- Large Utility Room
- Double Garage/Store*
- Close To Amenities
- 1930's Character



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This substantial four double bedroom 1930's detached residence with large Westerly facing rear garden occupies a convenient position close to local amenities on Dorchester Road, Redlands and within easy reach of both Weymouth and Dorchester. Extended to either side, the property has been transformed into a spacious and versatile family home, while still retaining the charm and character of its era with features such as high ceilings, bay windows, picture rails and panelled doors.

A welcoming reception hall sets the tone, with stairs rising to the first floor, a cloakroom and access to the principal living spaces. The sitting room has been beautifully extended, enjoying a dual aspect with French doors opening to the garden, while the separate dining room, with bay window and period fireplace, provides a more formal entertaining space. A versatile room to the side offers scope as a home office, study or additional bedroom. The kitchen/breakfast room is well appointed with a range of fitted units, integrated appliances, tiled flooring and French doors to the rear garden. From here, a spacious craft/playroom and a utility room with shower provide excellent practicality for family life.

Upstairs, the landing gives access to three generous double bedrooms, two enjoying lovely views over the garden and open countryside beyond. The main bedroom benefits from a comprehensive range of fitted wardrobes, and the modern family bathroom features a newly installed suite with roll-top bath, WC and vanity unit, complemented by a separate shower room.

The gardens are a true highlight, with the front arranged for low maintenance and offering ample parking. To the rear, a west-facing garden enjoys wonderful outlooks across fields, with a large sun terrace and pergola leading onto extensive lawns. A double garage/store*, garden shed and hot tub complete the outside space, making this a home perfectly suited to both family living and entertaining.

Sitting Room 21'9" x 14'11" (6.63 x 4.55)

Dining Room 12'11" x 12'0" (3.96 x 3.66)

Kitchen/Breakfast Room 12'7" x 8'11" (3.86 x 2.74)

Craft/Play Room 17'5" x 5'10" (5.33 x 1.80)

Utility Room 14'2" x 9'6" (4.32 x 2.9)

Bedroom Four/Office 13'3" x 8'5" (4.06 x 2.59)

Bedroom One 14'9" into bay x 12'0" (4.5 into bay x 3.66)

Bedroom Two 14'11" x 12'0" max (4.57 x 3.66 max)

Bedroom Three 10'11" x 10'4" (3.35 x 3.15)

Double Garage 17'10" x 12'0" (5.44 x 3.66)

Agents Note*

Please note the garage is a double store as is not accessible by vehicle.

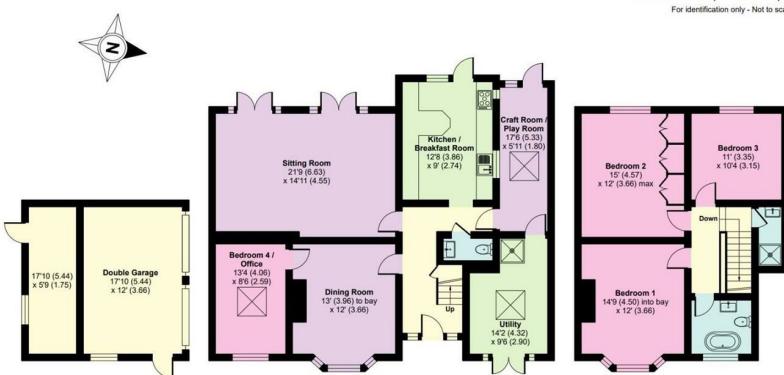




Dorchester Road, Weymouth, DT3

Approximate Area = 1917 sq ft / 178 sq m
 Garage = 214 sq ft / 19.8 sq m
 Outbuilding = 104 sq ft / 9.6 sq m
 Total = 2235 sq ft / 207.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©e-Resonate 2023. Produced for Wilson Tomiley Ltd. REF: 1356437

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		

