



Instinct Guides You



## Sunningdale Rise, Preston, Weymouth £850,000

- Family Bathroom & Two Ensuites
- Double Garage & Off Road Parking
- Four Double Bedrooms
- Substantial Detached Family Home
- Beautiful Fitted Kitchen
- Large Open Plan Living/Dining Room
- Envious Cul-de-sac Position In Preston
- Large Conservatory At Rear
- Close To Bus Route & Local Amenities
- No Onward Chain



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Wilson Tominey are delighted to present this striking detached family home, set in an enviable elevated position in Preston. The property offers four double bedrooms, generous living spaces and has been finished to a beautiful standard throughout. The home benefits from a double garage, an electric gated entrance and ample driveway parking.

The frontage looks grand, with tall stone elevations set behind a stone wall and fencing that provide excellent privacy.

A stone arched porchway welcomes to an elegant hallway, a feature staircase rises to the first floor. The heart of the home is the impressive living/dining room, providing excellent space for a range of furniture and offering versatility in layout. A front-facing window enjoys a far-reaching outlook down Sunningdale Rise, while doors open into a large conservatory with underfloor heating, further enhancing the ground floor footprint.

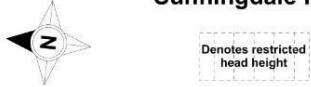
A smaller reception room, ideal as a study or snug, adds further flexibility to the layout. A cloakroom compliments the ground floor perfectly.

The kitchen commands attention and has been finished to a high specification, featuring a Fisher & Paykel induction hob set into reputed quartz worktops with full-height splashbacks & a range of contemporary fitted cabinetry.

To the first floor are four bedrooms and the family bathroom all exuding high quality living. Bedrooms one and two are generous doubles, each benefiting from an en-suite shower room, built-in wardrobes and a Juliet balcony. Bedrooms three and four are also comfortable doubles, both enjoying attractive views over the surrounding landscape. The family bathroom is spacious and beautifully presented.

The rear garden has been tastefully landscaped to maximise practicality while maintaining a low-maintenance approach. A large patio adjoins the house, creating an ideal space for alfresco dining & entertaining, before the garden rises to two further tiers adorned with mature shrubs & planting.

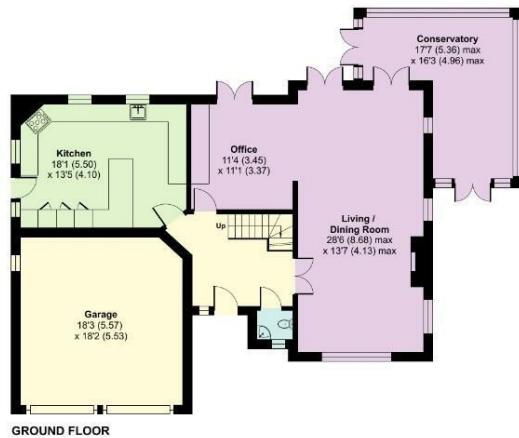
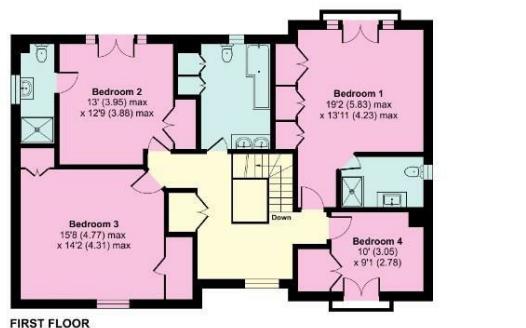
### Sunningdale Rise, Preston, Weymouth, DT3



Denotes restricted head height

Approximate Area = 2285 sq ft / 212.2 sq m  
Limited Use Area(s) = 53 sq ft / 4.9 sq m  
Garage = 319 sq ft / 29.6 sq m  
Total = 2657 sq ft / 246.7 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). © rtchecom 2020.  
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**Wilson Tominey**  
WEYMOUTH & COASTLINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-80)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.