



Malthouse Meadow  
Portesham

 **PARKERS**  
PRESTIGE COLLECTION





This impressive family home in the heart of Portesham offers beautifully presented accommodation throughout including a reception room, dining room, garden room, kitchen, utility and WC to the ground floor. First floor accommodation includes four good size bedrooms with en-suite facilities to bedroom one and a family bathroom. Externally this lovely home offers an attractive and fully enclosed rear garden and a double garage. EPC rating D.

2 Malthouse Meadow is situated within the picturesque village of Portesham which boasts an active and social community. Portesham is approximately 2 miles from the historic village of Abbotsbury and the spectacular Dorset coast, which is now recognised as a world heritage site. The village itself boasts a comprehensive range of facilities including the popular Duck's Farm Shop, a doctor's surgery, public house, village hall, church and a well-regarded primary school. Dorchester is approximately 8 miles and Weymouth 7 miles from Portesham, both towns are located on the London Waterloo line and Bristol Temple Meads.





This double fronted home is set behind attractive railings and gate with established plants and shrubs either side of the porch. A front door opens to a porch area providing an ideal space to decant outdoor wear. The hallway, with wooden flooring, provides access to several ground floor rooms and offers a storage cupboard and stairs to the first floor.

The generous reception room, presented in neutral tones, boasts wooden flooring and an open fire with hearth and mantle. Two sets of French doors lead through to a garden room overlooking the rear garden and a rear aspect dining room.

The modern and stylish kitchen is fitted with a range of wall and base units with granite work surface over and a Belfast sink. Space is provided for multiple kitchen appliances. The room is tastefully finished with tiled flooring.



The utility room is accessed via the kitchen and provides useful workspace and a sink with drainer. Doors lead to both the ground floor WC and rear garden.

Stairs rise to the first-floor landing where the water tank/airing cupboard is located. Access is gained to all four bedrooms and the bathroom. Bedrooms one, two and four all offer built-in storage and are presented with neutral décor. There are modern en-suite facilities to bedroom one including a shower, WC, wash hand basin with storage beneath and a heated towel rail. The room is fully tiled and finished with laminate flooring.

The separate modern bathroom is fitted with a p-shaped bath with shower over, WC and wash hand basin with fitted storage. The walls are fully tiled and there is a heated towel rail and laminate flooring.

**Externally:**

There is a good-size, fully enclosed rear garden, mainly laid to lawn with borders housing a range of established trees and plants. There is a patio and gravel mix area abutting the property providing the perfect spot for outdoor furniture. There is a large double garage with pitch roof, EV charging point and two parking spaces to the front.

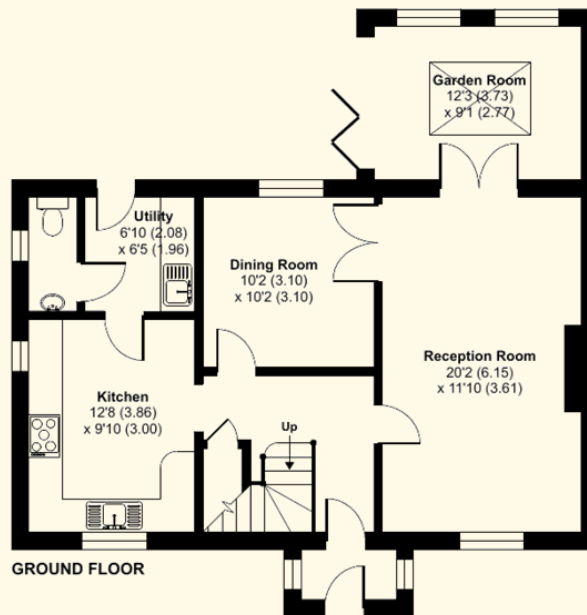
**Services:**

Mains electricity, water and drainage are connected. Oil fired central heating.

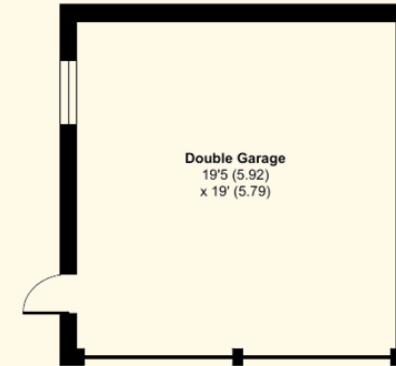
**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

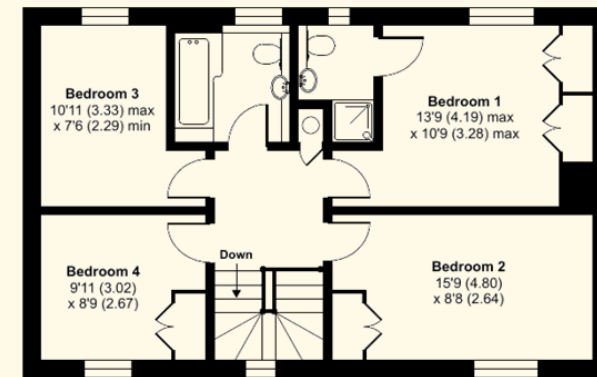
We are advised that the council tax band is F.



GROUND FLOOR



Double Garage  
19'5 (5.92)  
x 19' (5.79)



FIRST FLOOR

**Malthouse Meadow, Portesham, Weymouth, DT3**

Approximate Area = 1460 sq ft / 135.6 sq m  
Garage = 370 sq ft / 34.4 sq m  
Total = 1830 sq ft / 170 sq m  
For identification only - Not to scale

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Parkers Estate Agents. REF: 1062014