



AUSTIN 
ESTATE AGENTS

Alexandra Road

Lodmoor

Weymouth

Dorset

DT4 7QQ

£550,000

SUMMARY

- Beautiful Victorian Residence
- Completely Refurbished by Current Owners
- Three / Four Bedrooms
- Two / Three Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom & Two Additional Shower Rooms
- Central Underfloor Heating & Double Glazing
- Front Garden & Rear Decked Courtyard
- Large Workshop & Summerhouse
- No Onward Chain



LOUNGE



BED 4/RECEPTION



KITCHEN



KITCHEN/DINER



KITCHEN/DINER

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 13' 9" x 12' 11" (4.19m x 3.93m)

Bedroom Four / Additional Reception Room 11' 9" x 16' 4" max into bay (3.59m x 4.98m max into bay)

Kitchen Area 14' 8" x 14' 0" (4.48m x 4.26m)

Dining Area 19' 0" x 13' 8" (5.79m x 4.16m)

Utility Room 7' 6" x 8' 5" (2.29m x 2.56m)

Bathroom 9' 8" x 8' 6" (2.94m x 2.60m)

Store Room

FIRST FLOOR

First Floor Landing

Main Bedroom / Bedroom One 13' 9" x 12' 10" (4.18m x 3.91m)

En-Suite Shower Room

Main Bedroom Walk-in Wardrobe

Bedroom Two 10' 4" min x 12' 2" max (3.16m min x 3.70m max)

Shower Room

Bedroom Three 10' 6" x 13' 11" (3.19m x 4.23m)

OUTSIDE

Front Garden & Driveway

Summerhouse & Workshop

Rear Courtyard Decked Area

THE PROPERTY

We are delighted to present to the market Eden Lodge, a beautiful and characterful Victorian residence. Built in the 1840's, this stunning property has been completely refurbished by its current owners and boasts three / four bedrooms, two / three spacious reception rooms, a modern fitted kitchen, utility room, store room, a ground floor bathroom and two first floor shower rooms with central underfloor heating throughout. Externally the property enjoys a generously sized gated front garden with a large independent driveway, workshop and summerhouse as well as a courtyard decked area to the rear.

Upon entering this double fronted property, the inviting entrance hallway provides access to the lounge, ground floor bedroom and kitchen / dining room. The lounge is a light and airy, double aspect room, full of character and charm with panelled ceilings and a stunning open fireplace, which is fully operational.

Stained glass double opening doors lead to the kitchen / breakfast room, which is a very generous room. The kitchen has an extensive range of eye level and base units, with space for a range cooker and free standing fridge as well as an integral double, eye level oven and dishwasher, this area is further enhanced by a large island. The vast dining area can easily house a family sized dining table and additional furniture. A fireplace with woodburning stove adds to the room's appeal. The kitchen / dining room features triple aspect windows as well as two electrically operated skylights, giving an abundance of natural light. Access to the rear decked area is gained from here.

From the dining area, a door leads to the utility room with additional storage and space for additional kitchen appliances, flowing into a useful storage room. A secondary door from the dining area leads to the ground floor bathroom. This room is spacious and hosts a panelled bath, double walk-in shower cubicle, pedestal wash hand basin and WC, with a double glazed skylight / roof lantern.

Completing the accommodation on the ground floor is a large room, currently used as a bedroom by the owners, although it could easily be utilised as another reception room. This room enjoys a large bay window overlooking the beautiful front garden and another beautiful ornamental feature fireplace.



HALLWAY



GROUND FLOOR BATHROOM



BEDROOM TWO



BEDROOM THREE

MAIN BEDROOM SUITE



MAIN BEDROOM



EN-SUITE SHOWER ROOM



WALK-IN WARDROBE

The Property Cont'd . . .

Stairs rise to the first floor via an attractive wood twist staircase and hosts doors to the three double bedrooms and two shower rooms. The main bedroom suite is accessed via its own entrance door to the right of the stairwell and boasts it's own spacious shower room as well as a large walk-in wardrobe. The bedroom area is charming with dual aspect double glazed windows and beamed, vaulted ceilings. The main bedroom and bedroom two enjoy front aspect views over the front garden.

Bedroom two benefits from a bay window and a part vaulted ceiling. Bedroom three, situated at the rear, overlooks the rear courtyard and surrounding area. There is an additional shower room, which is modern with a large walk-in shower cubicle, pedestal wash hand basin and WC with complementary tiling.

Externally, Eden Lodge enjoys a large gated front garden with a block paved driveway that runs the length of the garden and house, providing off road parking for multiple vehicles. The tall gates provide seclusion from the street. A paved area adjacent to the house provides a large patio perfect for entertaining and enjoying the garden's sunny aspect. To the front of the garden is a large wooden workshop with a hardwearing GRP roof, power and light, plus a summerhouse with additional garden storage behind. The remainder is predominately laid to lawn with planted borders of mature shrubs. The rear courtyard is decked and provides an area of tranquillity.

This fabulous residence is positioned in the heart of the ever-popular location of Lodmoor with a good selection of local shops and amenities including doctors' surgery, post office, public house and bus routes to surrounding areas. It is within easy access to Weymouth Relief Road and a short walk to Weymouth Esplanade and Seafront.

For more information and to arrange a viewing please call Austin Estate Agents



Vendor's Comments: -

This house was one I walked passed on my way to work for years. When it came on the market it was a dream come true. Since we bought it 11 years ago, we have remodelled every inch of the place. We had to remove all the floors and ceilings and as a consequence, you opened the door and stepped down into the foundations and looked up to see the roof tiles.

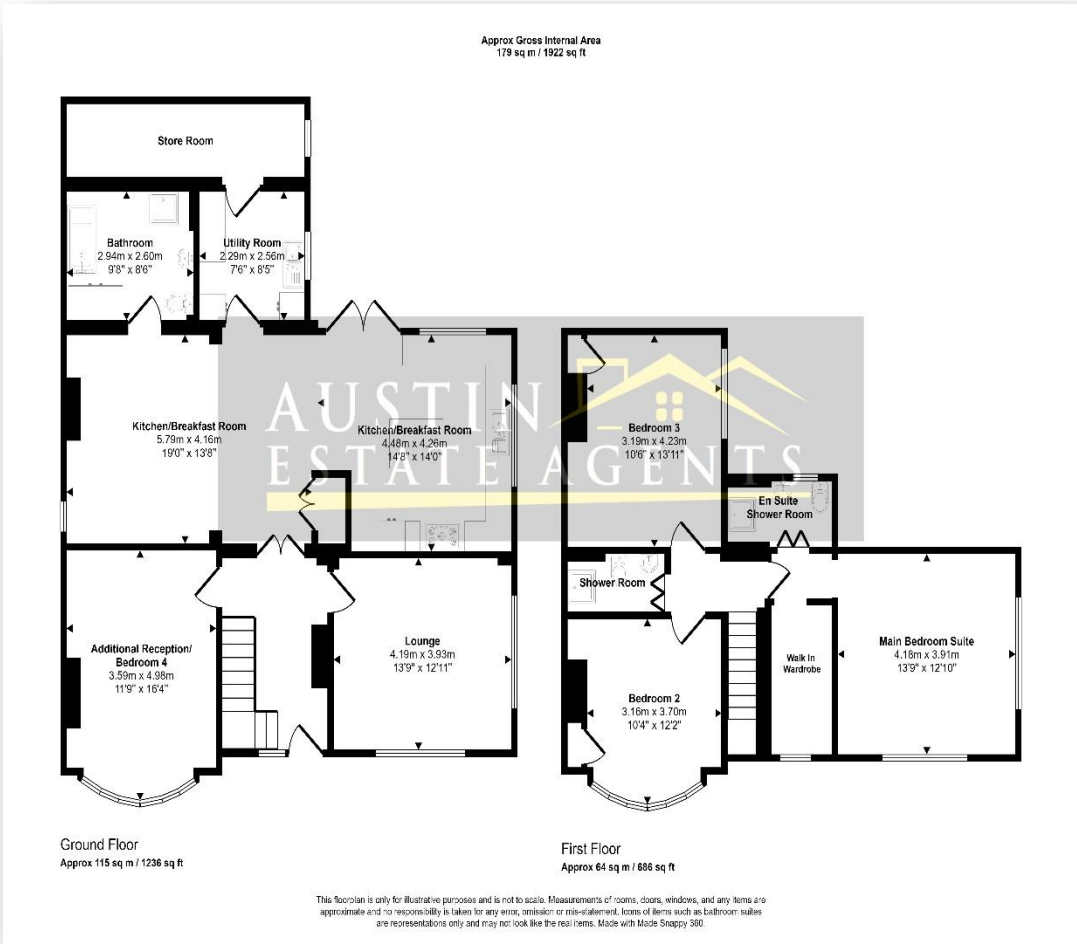
At this point we just couldn't work out what we were uncovering, so we had a historian come and do a report for us. He uncovered the fact that the house was built in about 1840 as a Coach House to Barrowdene House on Westbourne Road. He showed us where the stables were and the tack rooms (hence the two small windows on the ground floor). There wouldn't have been an upstairs at this point, except for a ladder up to the hay loft where the stable hand slept. It was turned into a residential property in the 1920's.

We put in underfloor heating on both the ground and upper floor. We added solar panels (but currently have no battery storage as we were ahead of the trend). There is a log burner in the family room and an open fire in the lounge, both of which have been maintained. We added a family bathroom and two shower rooms upstairs. There is a built in eye line double oven and a built in dishwasher.

We have loved living here and being the custodians of such a beautiful piece of history. Unfortunately, I can no longer access the upper floor and this beautiful home doesn't meet my needs any more. We will be so sad to leave but hope whoever buys will have many happy years here.

If you aren't local the house is in a brilliant area with shops, takeaways and a post office within a two minute walk. There are also bus services into Weymouth and out to Dorchester from the same area. There is a brilliant Primary School and the local College is also on the doorstep. It's a very easy walk to the beach and across the bridge to town.

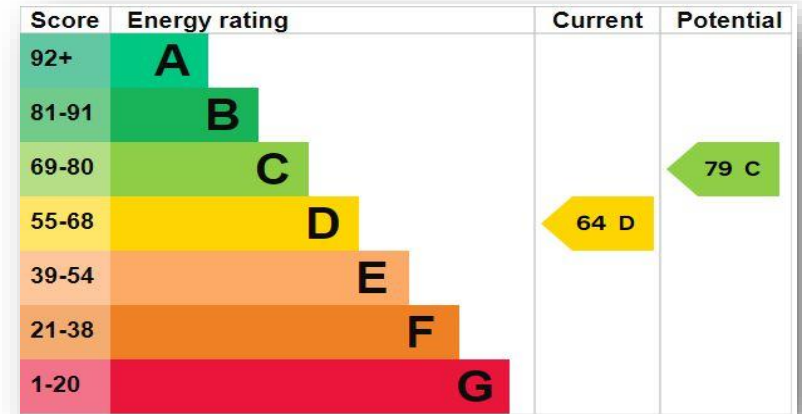
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: E TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.