



AUSTIN
ESTATE AGENTS

North Bank

Friar Waddon Road

Upwey

Weymouth

Dorset

DT3 4EN

£825,000

SUMMARY

- Architect Designed Bespoke Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen, Utility & Pantry
- Study & Conservatory
- Contemporary Family Bathroom, En-suite Shower Room & Ground Floor WC
- Oil Fired Central Heating & Double Glazing
- Driveway & Double Garage
- Beautiful Gardens Surrounding the Property
- Idyllic Village Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Reception Hall 8' 6" x 8' 11" (2.60m x 2.71m)

Sitting Room 18' 10" max x 12' 6" max (5.74m max x 3.81m max)

Sun Room 13' 7" x 10' 8" (4.14m x 3.26m)

Kitchen / Breakfast Room 10' 10" plus recess x 15' 1" (3.31m plus recess x 4.60m)

Utility Room 5' 7" x 6' 11" (1.71m x 2.11m)

Pantry 8' 8" x 5' 1" (2.65m x 1.56m)

Bedroom Three 8' 2" x 11' 1" (2.48m x 3.37m)

Conservatory 8' 2" x 12' 6" (2.49m x 3.81m)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Study 11' 3" max x 8' 1" max (3.42m max x 2.47m max)

Main Bedroom 13' 3" x 13' 7" (4.03m x 4.14m)

En-Suite Shower Room 6' 7" x 7' 10" (2.01m x 2.39m)

Bedroom Two 8' 4" x 11' 3" (2.53m x 3.44m)

Bathroom 5' 6" x 7' 11" (1.67m x 2.42m)

OUTSIDE

Driveway

Double Garage

Workshop, Garden Furniture Store, Wood Store, Garden Equipment Barn & Greenhouse

Gardens

THE PROPERTY

Situated in the village location of Upwey is the delightful, individual home 'North Bank', nestled in approximately one acre of beautifully maintained grounds. This stunning property boasts three bedrooms, two reception rooms, a bespoke kitchen, separate utility room, conservatory, study, contemporary family bathroom and en-suite shower room. This architect designed home is filled with an abundance of natural light from its plethora of windows, providing fabulous viewpoints to enjoy the gardens that surround the property. To the exterior, within the manicured grounds are five outbuildings for garden use and storage as well as a double garage and driveway for multiple vehicles.

The main sitting room is warm and welcoming with dual aspect windows enjoying a pleasant outlook of the garden. The vaulted, beamed ceilings and wood burner create a cosy ambience in the cooler seasons of autumn and winter. From here access is gained into the sun room where there is space for lounge furniture and an informal dining area with full height windows, skylights and double glazed doors taking full advantage of the garden and orchard views. A ground floor bedroom is accessed from the sunroom and offers versatile use as a bedroom or study area.

The kitchen is the hub of this fabulous home with bespoke solid wood eye level and base units, an aga as well as a gas hob and integral NEFF oven and freestanding dishwasher. A door flows through to the utility room with further storage cupboards, sink with water softener, washing machine and tumble dryer as well as the recently installed oil-fired central heating boiler. From the utility an inner hallway provides further storage cupboards, a large walk in pantry and a ground floor cloakroom. Additional access to the outside of the property can be made here. Completing the accommodation on the ground floor is a beautiful conservatory, which is currently utilised as a formal dining area.





The Property Cont'd/ . . .

Stairs lead up to a half landing area where the study is located, complete with vaulted ceilings, skylight windows and hand-crafted fitted furniture. On the first floor, a galleried landing hosts doors to the two further bedrooms and family bathroom. The spacious main bedroom enjoys excellent natural light from a skylight window and double aspect views of the gardens and surrounding area with bespoke fitted bedroom furniture. This room has the added advantage of a well-appointed en-suite shower room comprising a double shower cubicle, twin basin vanity unit, illuminated mirror and WC with Velux roof window. The second bedroom is a further double room with fitted wardrobes and double glazed window. The family bathroom is also contemporary in design featuring a panelled bath with shower over, vanity wash hand basin and WC.

The grounds of North Bank must be viewed to be fully appreciated. The gardens envelop the property and have been professionally landscaped and maintained. Patio areas provide wonderful entertaining and seating spaces in which to enjoy the beautiful garden at differing times of the day. At the rear of the property a large expanse of lawn interspersed with mature apple trees is delightful to behold. On a practical level there is a large driveway and double garage suitable for parking and vehicle storage. There are five outbuildings; a workshop, garden furniture store, wood store, garden equipment barn and greenhouse .

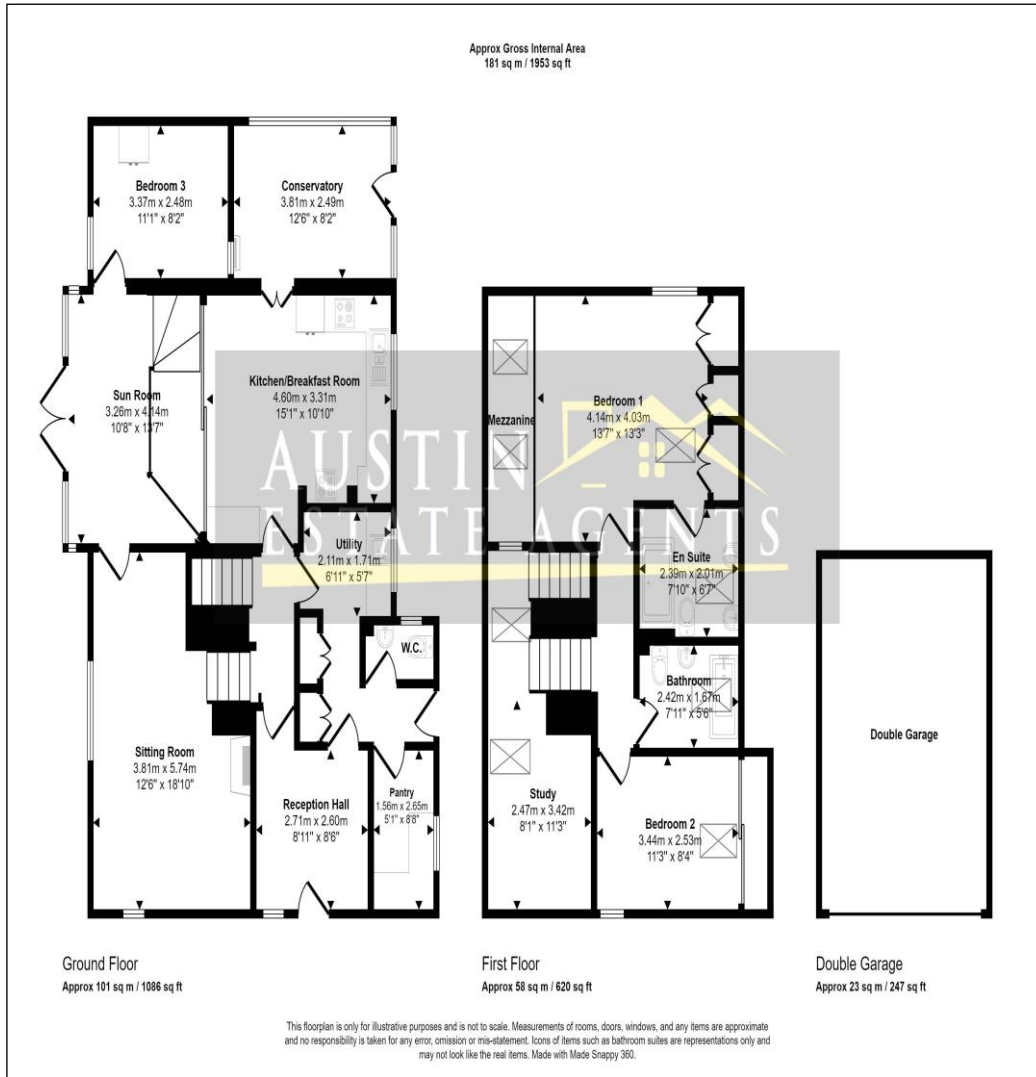
Friar Waddon Road, on the outskirts of the village of Upwey is situated within an Area of Outstanding Natural Beauty and offers wonderful countryside walks and rambles. The village of Upwey boasts well regarded public houses and eateries, a 13th Century Church as well as local convenience stores. The seaside town of Weymouth and market town of Dorchester are both within close proximity providing a wide range of shops, restaurants and amenities including mainline train stations with links to Bristol, Bath and London Waterloo.

For further information, or to make an appointment to view this spectacular property, please call the team at Austin Estate Agents.

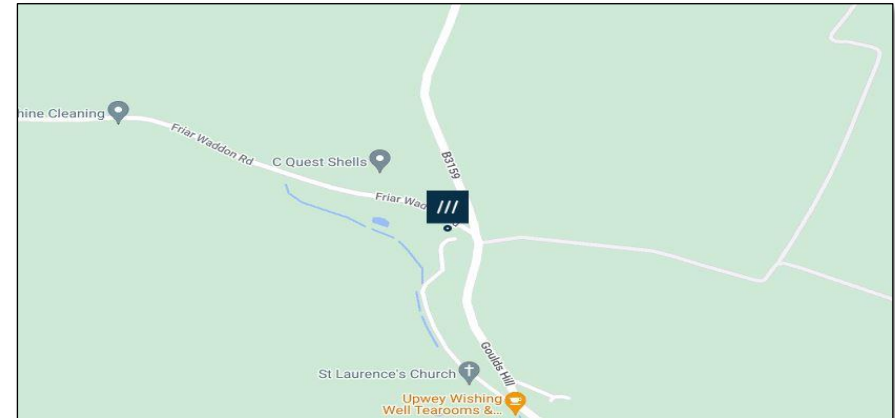




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: F

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 MISDESCRIPTIIONS 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.