



AUSTIN   
ESTATE AGENTS



## Honeybun Cottage

Church Lane

Osmington

Weymouth

DT3 6EJ

Offers in Excess of £300,000

---

### SUMMARY

- Charming Thatched Cottage
- Two Bedrooms
- Beautifully Presented Throughout
- Front Aspect Lounge with Inglenook Fireplace
- Modern Fitted Kitchen / Diner
- Ground Floor Shower Room & First Floor Bathroom
- Gas Central Heating
- Pretty Mature & Rear Garden
- Idyllic Village Location
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Lounge 16' 1" x 13' 5" (4.90m x 4.10m)

Inner Hallway

Kitchen / Diner 13' 9" x 7' 7" (4.20m x 2.30m)

Utility Area

Bedroom Two 7' 7" x 7' 7" (2.30m x 2.30m)

Shower Room

### FIRST FLOOR

Bedroom One 20' 4" max x 12' 6" max (6.20m max x 3.80m max)

En Suite Bathroom

OUTSIDE

Rear Garden

## THE PROPERTY

We are delighted to offer for sale, with no onward chain, this charming thatched cottage set within the idyllic location of Osmington, a wonderful village on the outskirts of Weymouth. This 'chocolate box' cottage boasts a front aspect lounge, modern kitchen / diner, a ground floor shower room, two bedrooms and first floor bathroom, all of which are tastefully decorated, in keeping with the character of the cottage. Outside the cottage enjoys beautiful gardens to the rear.

From the characterful entrance door, access is gained into the stunning lounge enjoying beamed ceilings and a fabulous Inglenook fireplace. Natural light is obtained from two front aspect windows. A door at the rear flows through to an inner hallway leading through to the kitchen / diner, bedroom two, ground floor shower room and utility area. The kitchen hosts a range of eye level and base units with integral hob, oven and extractor fan as well as space for a slimline dishwasher and undercounter fridge. The dining area has ample space for a dining table with dual aspect windows, which overlook the pretty rear garden. The ground floor shower room comprises an independent shower cubicle, low level WC and wash hand basin. Completing the accommodation on this floor is the second bedroom with a rear aspect window with pleasant views of the rear garden.

On the first floor is the main bedroom, this is a spacious room with a built in wardrobe and two windows overlooking the surrounding area. The en-suite bathroom is modern and features a panelled bath with shower mixer tap, pedestal wash hand basin and WC with contemporary tiling to the walls and floor.

The rear garden is a further highlight of this property. Adjacent to the cottage is a patio area and provides a wonderful space to enjoy this beautifully maintained garden, which is predominately laid to lawn with a vast selection of mature trees and shrubs, enhanced by a babbling stream at the bottom of the garden. A useful garden shed with electricity is included in the sale

Osmington is a charming Dorset village on the outskirts of Preston with a strong sense of community through its ancient thirteenth century church and vibrant village hall, which offers a full calendar of activities throughout the year. The dramatic Jurassic Coastline and South West Coast Path provide a wonderful setting for beautiful coastal walks and a plethora of countryside walks surround the village. The seaside town of Weymouth is four miles away which offers many local shops, restaurants, bars and theatre as well as main railway links to London.

For further information, or to make an appointment to view this enchanting cottage, please contact Austin Estate Agents.









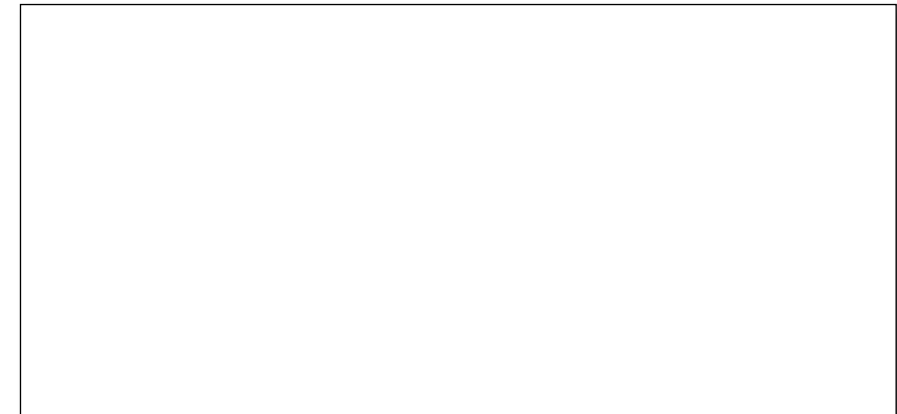
## FLOORPLAN:



## LOCATION:



## EPC:



**COUNCIL TAX RATING: N/A    TENURE: Freehold**

**Austin Estate Agents** 📍 **115 Dorchester Road, Weymouth, Dorset, DT4 7JY** ☎ **Phone: 01305 858470** 🌐 **www.austinpropertyservices.co.uk**

### 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.