



AUSTIN 
ESTATE AGENTS

The Cedar

Fleet Lane

Fleet

Chickerell

Weymouth

DT3 4ED

Offers in Excess of £850,000

SUMMARY

- Bespoke Detached Residence
- Set Within its Own Private Grounds
- Unrivalled Countryside & Coastal Views
- Three Double Bedrooms
- Three Spacious Reception Rooms
- Fitted Kitchen & Utility Area
- First Floor Bathroom & Ground Floor Shower Room
- Double Glazing & Oil Fired Central Heating
- Driveway & Detached Garage
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

Hallway

Lounge 12' 1" max x 22' 4" max (3.68m max x 6.81m max)

Dining Room 12' 10" max x 17' 8" max (3.91m max x 5.39m max)

Reception Room / Study 9' 3" x 10' 10" (2.83m x 3.30m)

Kitchen 10' 11" x 12' 8" (3.33m x 3.86m)

Utility Room 9' 10" x 3' 8" plus recess (3.00m x 1.11m plus recess)

Shower Room 5' 11" x 5' 0" (1.80m x 1.52m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 0" x 15' 0" (3.66m x 4.56m)

Bedroom Two 12' 9" x 11' 1" (3.88m x 3.37m)

Bedroom Three 9' 9" x 10' 10" (2.96m x 3.29m)

Bathroom 6' 11" x 6' 4" (2.10m x 1.92m)

WC

OUTSIDE

Wrap Around Gardens

Driveway

Detached Garage

THE PROPERTY

We are delighted to present to the market this stunning detached home with panoramic countryside and coastal views. Set within its own private grounds, this individually detached, double-fronted home offers breathtaking views over rolling countryside, the Fleet Lagoon, and the Chesil Beach Peninsula. Accessed via a quiet, tree lined road, this charming three-bedroom residence, situated within the highly sought after village of Fleet, on the outskirts of Chickerell, is brimming with character and offers fantastic potential to own a property in a rarely available location.

On the ground floor, the inviting reception hallway features a beautifully curved staircase ascending to the first floor, with doors opening onto the main living spaces. The spacious lounge is bathed in natural light, with an expansive double-glazed bay window providing stunning panoramic views over the gardens and Fleet Lagoon. The generously sized dining room, also features a large double-glazed front facing bay window, allowing for exceptional natural light and breathtaking countryside views. A versatile ground-floor study, with double-glazed windows and doors opening onto the garden, offers delightful scenery and access to outdoor space. The spacious kitchen hosts a range of eye level and base units with integral electric hob and eye level double oven. A double-glazed window provides good natural light and a side door provides access to a separate utility room with space and plumbing for a washing machine and tumble dryer. From here doors lead to the ground floor shower room with walk-in shower, WC, and wash hand basin as well as the garden.

The elegant first floor landing hosts doors to all first-floor rooms. All three bedrooms are good sized doubles with front facing double glazed windows boasting spectacular views over the garden, surrounding countryside, and Fleet Lagoon, together with fitted cupboards. Bedrooms one and two are dual aspect with a further double glazed window providing views over the grounds of the property. The family bathroom comprises a panelled bath with shower mixer tap and pedestal wash hand basin. A separate WC is found adjacent to the bathroom.





The Property Cont'd/ . . .

This bespoke property sits within its own grounds of approximately an acre of beautiful gardens, featuring mature plants, shrubs, raised patio areas, as well as an orchard. An independent driveway provides ample off-road parking for multiple vehicles, whilst a detached garage offers additional storage or vehicle space.

Situated in the tranquil village of Fleet, on the outskirts of Chickerell and the seaside town of Weymouth, The Cedar offers the perfect balance of rural charm and modern convenience. Chickerell provides local amenities including a regular bus route, convenience stores, library, doctors' surgery and well regarded pubs and restaurants. Weymouth is a vibrant town with award winning beautiful beaches, cafes, restaurants and theatre. The countryside surrounding The Cedar overlooks the South West Coastal Path and offers many coastal walks throughout the area.

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





AUSTIN
ESTATE AGENTS

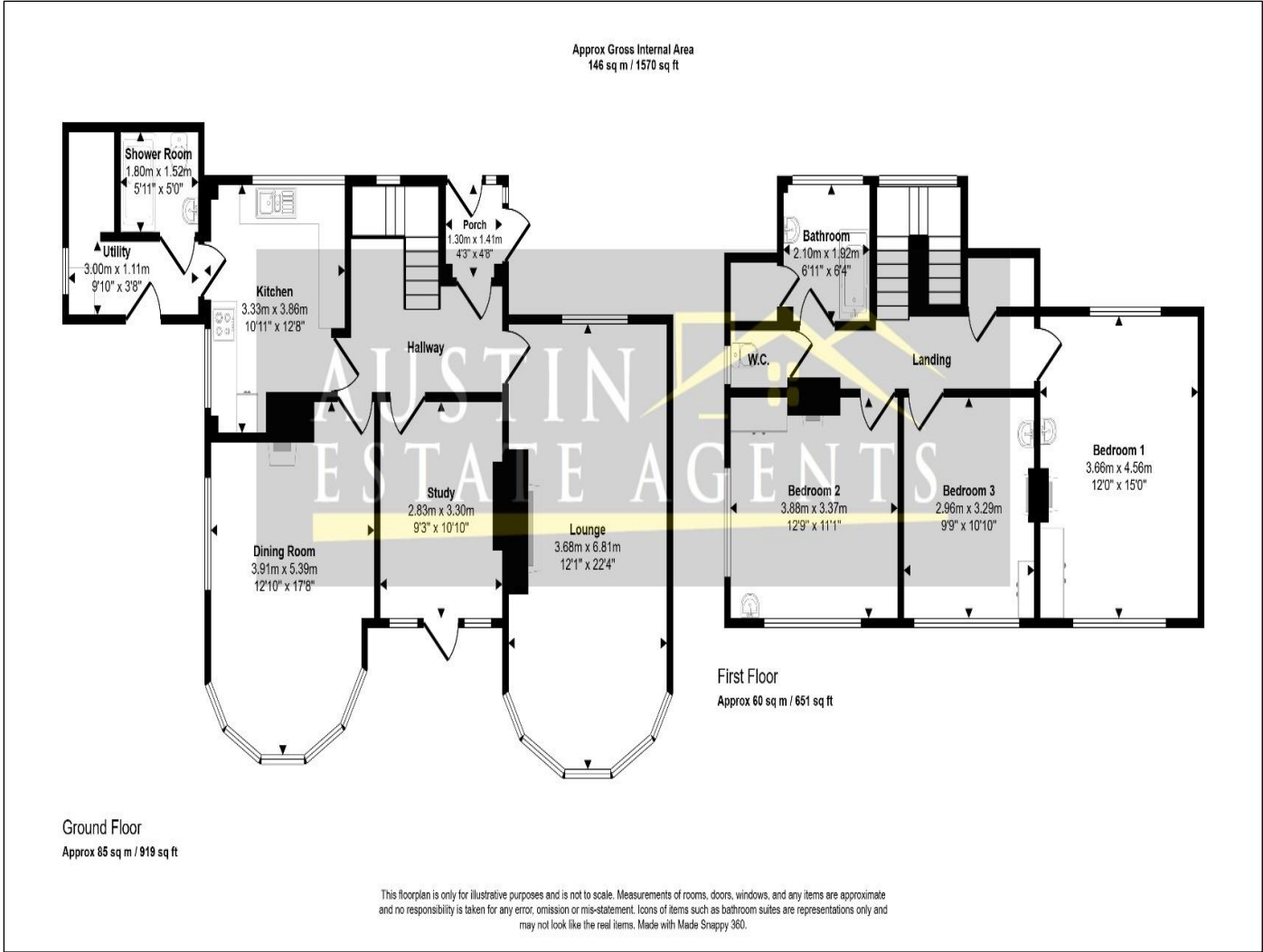


AUSTIN
ESTATE AGENTS

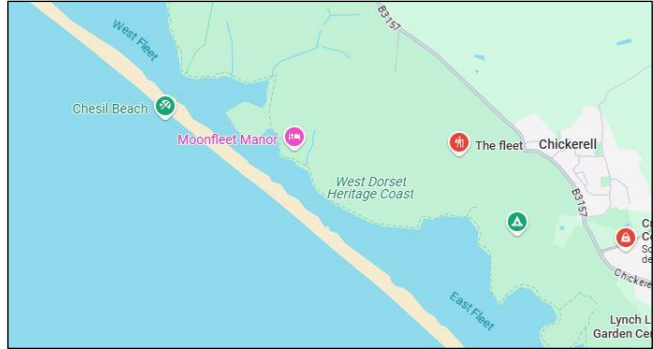


AUSTIN
ESTATE AGENTS

FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: F

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.