



AUSTIN
ESTATE AGENTS

Jesty's Avenue

Upwey

Weymouth

Dorset

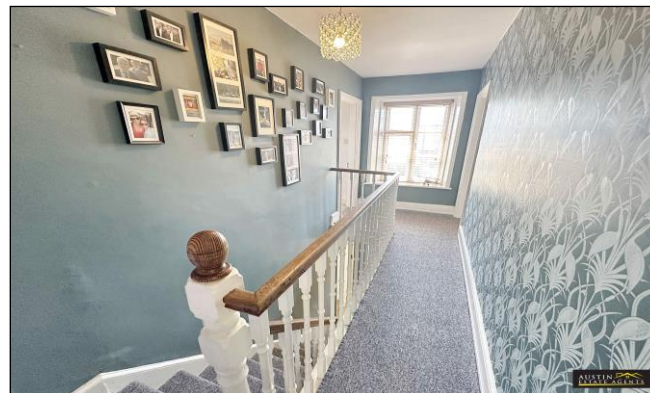
DT3 5NN

Offers in Excess of £500,000

SUMMARY

- Double Fronted Detached Period Cottage set in Generous Grounds
- Three Double Bedrooms
- Two Well Proportioned Reception Rooms
- Large Kitchen / Family Room
- Spacious Bathroom with Stand Alone Bath & Separate Shower Cubicle
- Mostly Double Glazed with Gas Central Heating
- Beautiful Secluded Gardens
- Multiple Outbuildings, Storerooms & Large Workshop





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 10' 9" x 12' 4" (3.27m x 3.76m)

Dining Room 10' 5" x 12' 1" (3.17m x 3.68m)

Kitchen 25' 9" x 8' 0" (7.85m x 2.45m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 5" x 12' 5" (3.18m x 3.79m)

Bedroom Two 10' 8" x 12' 3" (3.26m x 3.74m)

Bedroom Three 13' 3" x 7' 9" (4.05m x 2.36m)

Bathroom 11' 3" x 8' 0" (3.43m x 2.45m)

OUTSIDE

Wrap Around Gardens

Driveway & Off Road Parking

OUTBUILDINGS

Barn Store 13' 10" x 26' 7" (4.22m x 8.11m)

Summerhouse 11' 6" x 6' 7" (3.50m x 2.01m)

Coal Store / Workshop 10' 6" x 6' 7" (3.19m x 2.01m)

Laundry 4' 4" x 6' 7" (1.31m x 2.01m) + 3' 3" x 6' 7" (1.00m x 2.01m)

WC 3' 3" x 4' 8" (1.00m x 1.41m)

THE PROPERTY

We are delighted to offer for sale this attractive and versatile double fronted detached cottage, set in its own secluded and mature grounds. Believed to have been built around 1860, the property boasts a wealth of rustic charm and original features throughout. The accommodation includes two reception rooms, a spacious kitchen / family room, three double bedrooms and a large bathroom. The attractive wrap around gardens host multiple outbuildings including a large workshop, which also offer scope to extend or develop, subject to the relevant planning permissions. Off road parking is a further benefit of this fabulous cottage. Viewing is highly recommended to fully appreciate the character and potential this wonderful home has to offer.

On the ground floor, the imposing front door gives access to the reception hallway, which is spacious and welcoming with stairs to the first floor and access to all principal rooms. The lounge is generous and bright, with a large front-facing window that floods the room with natural light. The dining room is also positioned at the front of the property, with another large window and ample space for formal dining or potential use as a study or fourth bedroom. At the rear is the kitchen / family room, spanning the full width of the property, this room forms the heart of the home, featuring a contemporary style kitchen, fitted with a tasteful range of eye-level and base units, integral halogen hob and two ovens, as well as a defined family seating area. This space is brightened by three windows and a door opening to the rear garden.

The first floor landing is spacious and light, hosting doors to all first-floor rooms. Bedrooms one and two are situated to the front and are both good-sized double rooms, each with large windows offering excellent natural light. Bedroom three, another double, overlooks the rear garden, and is ideal as a guest bedroom, nursery, or home office. Completing the accommodation on this floor is the family bathroom, which is well-appointed and stylish, featuring a stand alone bath, low-level WC, wash hand basin, and an independent shower cubicle. A window to the rear gives natural light.





The Property Cont'd/ . . .

Externally, the cottage is set in beautifully maintained, private gardens featuring lawns, mature shrubs, flowering plants, and established trees. A true haven for gardening enthusiasts. A range of outbuildings and storerooms are positioned along one wall, offering excellent storage or conversion potential. A large workshop/storeroom also sits within the grounds and could be adapted into an annexe or studio, subject to planning. Planning permission was previously granted, which has now lapsed, to extend the main cottage and convert the outbuildings, providing a real opportunity for further enhancement. Additionally, the plot offers potential to build an additional dwelling (subject to planning and necessary consents).

This wonderful cottage is nestled in a quiet and sought-after setting within the village of Upwey, the property benefits from nearby bus routes, local shops, amenities, and excellent transport links, including train stations and easy access to the bypass.

For further information or to arrange a viewing, please do not hesitate to contact Austin Estate Agents.

Vendors' Comments:

We have some great memories to take with us from the 12 years we've lived here. Big family barbecues in the garden while the children do timed circuits of the house, play in the differing sized inflatable pools or complete home-made assault courses. Extended family have made many memories here too!

We hope the new owners will be as happy here as we have been.

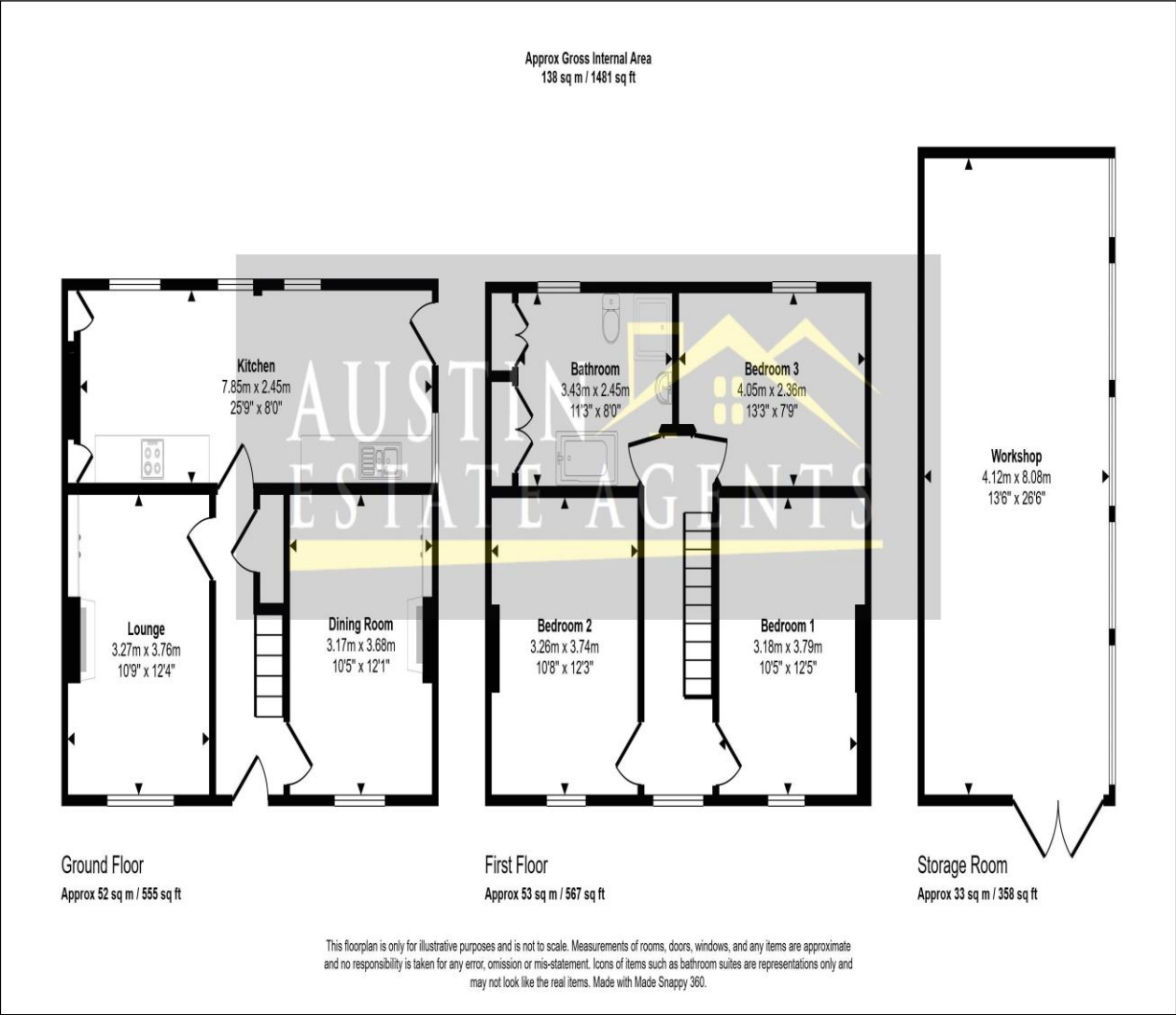


We have been informed by the vendor that the property was professionally underpinned 30 years ago. No issues have arisen since this time. The current owners have also had a further survey during their tenure, which has confirmed there has been no movement since the original underpinning. Full documentation is available to support this.

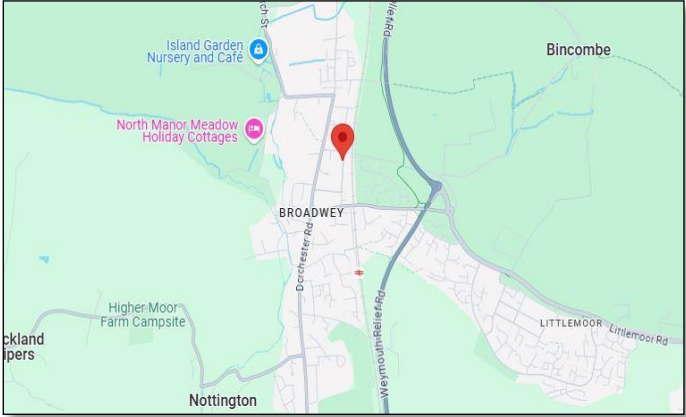




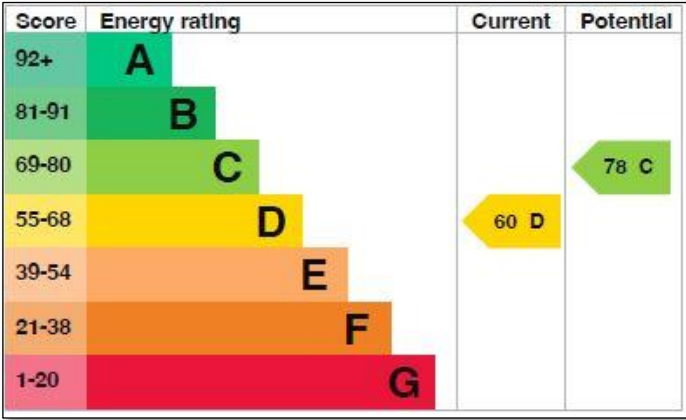
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: D 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.