



AUSTIN
ESTATE AGENTS

Verlands Road

Preston

Weymouth

Dorset

DT3 6BY

Starting Guide Price £675,000

SUMMARY

- Distinctive Detached Family Home
- Wonderful Elevated Coastal & Countryside Views
- Four Double Bedrooms
- Fantastic Sitting Room with Inglenook Fireplace
- Spacious Dining Room with Direct Access to the Gardens
- Fitted Kitchen with Utility / Breakfast Area
- First Floor Bathroom with Ground Floor Shower Room
- Wrap Around Gardens & Additional Paddock
- Sweeping Driveway & Detached Garage
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 7' 3" x 4' 9" (2.22m x 1.45m)

Entrance Hallway

Sitting Room 17' 7" max x 24' 10" max (5.37m max x 7.57m max) Irregular Shaped Room

Dining Room 10' 10" max x 11' 10" max (3.30m max x 3.61m max)

Kitchen 9' 8" x 12' 9" (2.95m x 3.89m)

Breakfast Room / Utility Area 10' 11" x 4' 8" (3.32m x 1.41m)

Bedroom Four 8' 7" x 11' 11" (2.61m x 3.64m)

Shower Room 6' 0" x 8' 1" (1.84m x 2.47m)

FIRST FLOOR

First Floor Landing

Bedroom One 15' 9" max x 19' 0" max (4.80m max x 5.79m max)

Bedroom Two 11' 6" max x 11' 11" max (3.51m max x 3.64m max)

Bedroom Three 9' 0" x 7' 1" (2.74m x 2.15m)

Bathroom 9' 0" x 7' 11" (2.74m x 2.42m)

Basement 14' 1" x 11' 1" (4.29m x 3.38m)

OUTSIDE

Wraparound Gardens

THE PROPERTY

Offered for sale via online auction, we are delighted to offer for sale 'Pickwick', a property brimming with character and individuality. This detached chalet-style home offers a rare opportunity to own something truly distinctive. Arranged over three floors and full of vintage charm, the property is rich in period detail and presents a wonderful canvas to modernise and personalise to your own taste.

A welcoming entrance porch naturally flows into a spacious reception hallway, setting the tone for the generous proportions throughout. The open staircase draws light through the heart of the home, creating a bright and inviting feel from the moment you step inside. The sitting room is a standout space, bathed in natural light from its wrap-around, south-facing windows. At its centre sits an impressive inglenook fireplace, offering huge potential as either a cosy focal point or a striking contemporary feature. A separate dining room enjoys direct access to the garden via double doors – ideal for entertaining and family gatherings. The kitchen offers plenty of storage and workspace, with built-in appliances and a central island with cooking hob, while an adjoining breakfast room/utility area provides additional versatility and opens directly onto the rear garden.

The property includes four bedrooms, three of which feature built-in storage and wash basins – a charming nod to the home's heritage. The main bedroom commands far-reaching views towards Portland and Weymouth Bay, while the remaining bedrooms overlook the beautiful surrounding countryside. A family bathroom serves the upper floor, complemented by a shower room and WC on the ground floor. Bedroom four is located on the ground floor, offering excellent flexibility for guests, a home office, or multi-generational living.





The Property Cont'd / . .

To the rear, two basement rooms, currently have plumbing for a washing machine. These rooms add further potential – ideal for use as a gym, studio, office or hobby space, giving scope to adapt the home to your lifestyle.

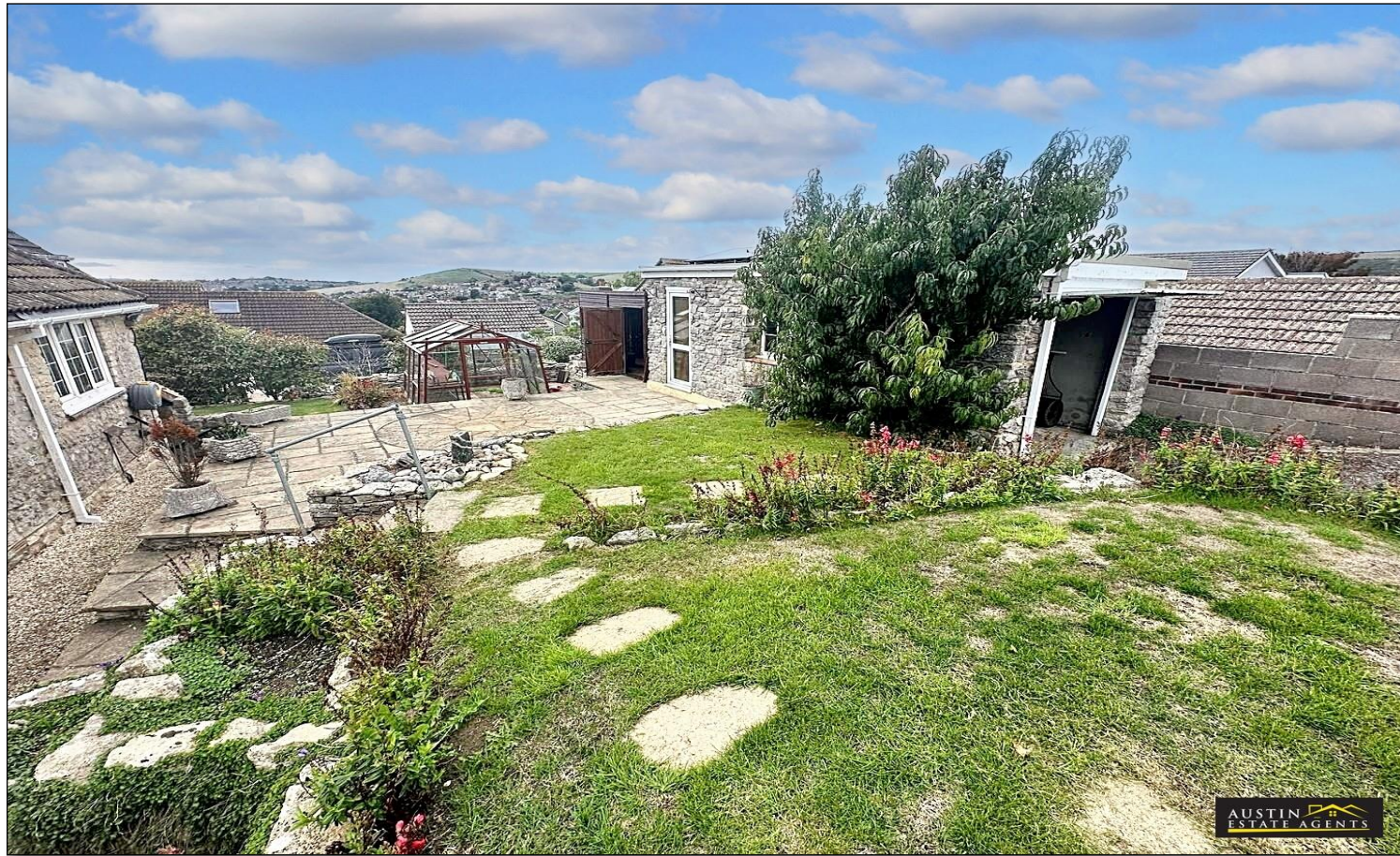
Built in attractive natural stone and positioned on an elevated plot, the property enjoys commanding views across the surrounding landscape. A sweeping driveway leads to a single garage and provides ample parking. The generous gardens feature lawns, a patio area perfect for outdoor dining, and established planting, with a greenhouse and garden shed for those with green fingers. A paddock offers additional outside space, ideal for recreation or small-scale projects.

Set on Verlands Road within the highly sought after location of Preston, the property enjoys a superb position combining peaceful surroundings with excellent convenience. Elevated above the neighbouring landscape, the home offers a real sense of privacy and seclusion, while still being within easy reach of local shops, schools and transport links. The area is known for its stunning scenery, with rolling hills, coastal views and miles of countryside walks all close by. Whether you are looking for a home surrounded by nature or a base with easy access to town and coast, this location offers the perfect balance of rural tranquillity and modern convenience.

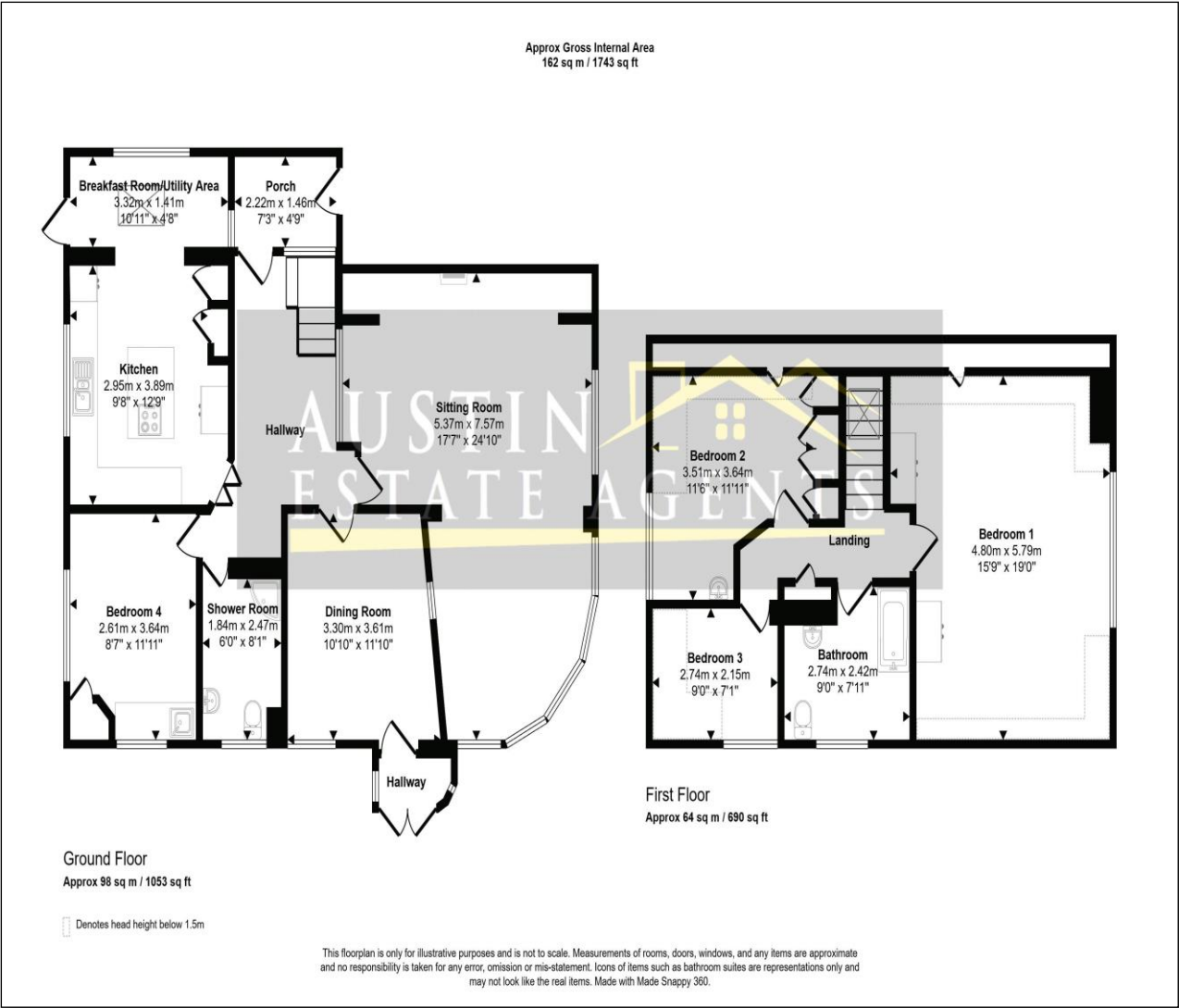
For further information, or to make an appointment to view this distinctive property, please contact the team at Austin Estate Agents.



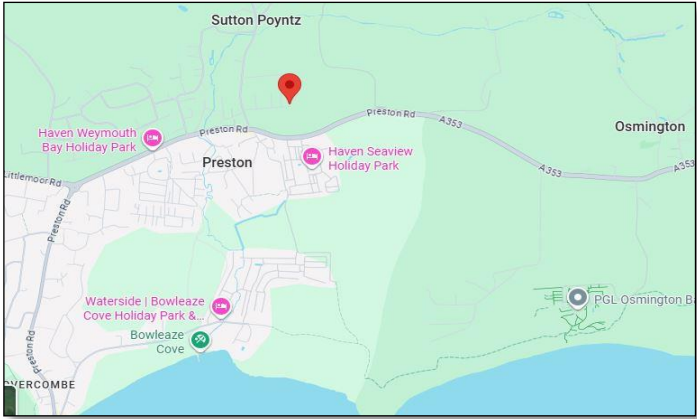




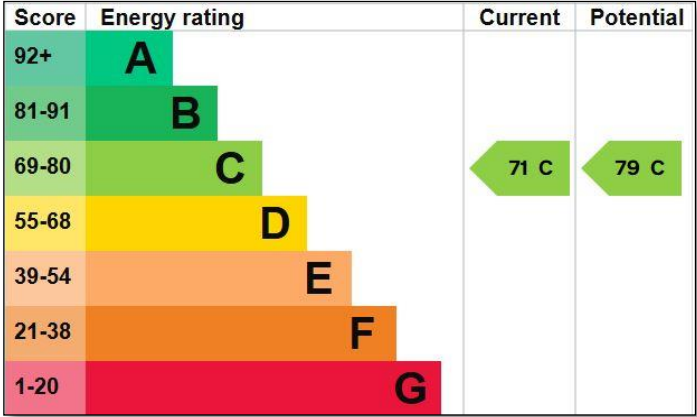
FLOORPLAN:



LOCATION:



EPC:



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.