



Redcliff View | Rodwell | Weymouth | DT4 8RW

**Guide Price £925,000**

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## Redcliff View | Rodwell Weymouth | DT4 8RW Guide Price £925,000

A rare opportunity to acquire a substantial three bedroom detached house on a highly sought after cul-de-sac in Rodwell. Offering superb far reaching sea views over Portland Harbour, the breakwater and towards Chesil beach from principal rooms and the delightful south facing corner plot garden. Accommodation includes; welcoming entrance hall, impressive split level reception room with two sets of pocket sliding doors opening into the garden, remodelled kitchen with breakfast bar located under the window for morning coffee with a view, separate utility room, downstairs cloakroom, three double bedrooms, useful additional room to the eaves (perfect home office/study or dressing room) and generous sized, remodelled family bathroom. Externally, there is a double garage and driveway parking.

- Rarely Available Position within a Quiet Cul-De-Sac
- Spacious Through-out with Three Double Bedrooms
- Master En-suite & Generous Sized Family Bathroom
- Superb Views over Portland Harbour towards Chesil Beach
- Refurbished & Remodelled Accommodation
- South Facing Garden with Views, Double Garage & Driveway

### Full Description Accommodation

Entrance to the property is via a composite door opening into a welcoming entrance hall with access to a storage cupboard for hanging coats, downstairs cloakroom, stairs rising to the first floor and access to following downstairs accommodation. The impressive split level reception room offers inviting sea views over Portland harbour from the triple aspect windows and pocket sliding doors, which immediately draw your eye. The sitting room section of this room is an excellent size and would accommodate large furniture with a focal inset gas fireplace. There are pocket sliding glazed doors to one section of this room which offer views and access into the garden. A few steps up lead to the dining section of this room which the current owners



Sought-after cul-de-sac position offering peaceful sea views over Portland Harbour



use as a snug, with another set of pocket sliding glazed doors offering further views and access into the garden, this is a lovely spot to sit and take in the peaceful outlook.

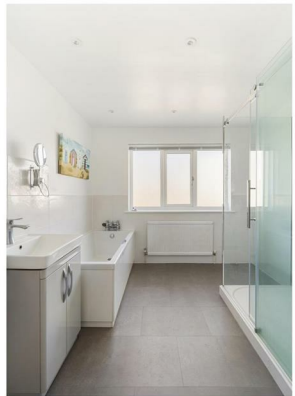
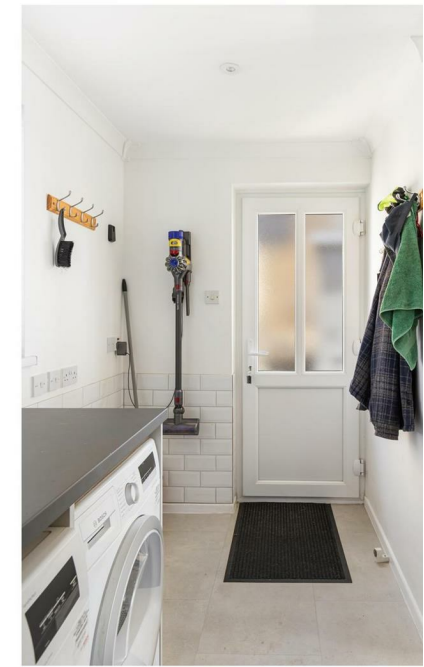
The kitchen offers a range of modern wall and base units providing ample storage and the fabulous addition of a breakfast bar under the window, offering a further seating area to enjoy the wonderful sea views. A range of built-in Bosch appliances comprise of an integral dishwasher, double electric oven with combination microwave, four ring ceramic hob and extractor hood. There is space for an American style freestanding fridge/freezer. From the kitchen is access to the separate utility room which has a front aspect window and side access door opening into the garden. There are further units along with space and plumbing for a washing machine and tumble dryer.

Returning to entrance hall and following to stairs to the first floor landing, there is an airing cupboard housing a modern pressurised water tank and access to the remaining rooms. The master bedroom offers the most enchanting views from its dual aspect, far reaching over Portland Harbour, out to sea and towards Chesil beach. This is a generous sized double bedroom with a built-in wardrobe, storage and sliding glazed door opening to an en-suite shower room. Bedroom two is a further double bedroom with similar outlook. Bedroom three is also an excellent sized double bedroom with front aspect window. The main family bathroom has been remodelled and enlarged by the current owners, creating a spacious room with lovely modern suite including; panelled bath, wash hand basin with vanity storage, WC and a large walk in shower cubicle. Accessed via bedrooms two and three is a door opening into the a study/dressing room, which could also be used as an occasional bedroom. There is plenty of space here for storage/office furniture and a velux window provides plenty of light. From here is access into the eaves storage which is boarded and has a light.

#### Outside

To the front of the property is a block paved driveway offering off road parking. There is an electric up and over door to the double garage with power, light, water supply and a further pedestrian door. The remainder of the front garden is well-kept and mainly laid to lawn with pretty shrubs and planted borders. The block paving continues to a path leading to the front door and to the gated side access. The rear garden is a lovely size and offers a large patio area abutting the house and the reception room with





stunning views. The remainder of this attractive walled garden is mainly laid to lawn with further attractive shrubs and pretty plantings. There is a lower patio offering a further area for garden furniture and to enjoy the evening sun. Enjoying a spacious corner plot, there is a gate from the garden to the open side garden. To the other side of the house is a useful patio area providing the perfect position for a generous sized garden shed.

#### Location

This popular cul-de-sac is located at the end of Bingleaves Road, a beautiful prestigious tree lined road within Rodwell. At the beginning of the cut-de-sac is an open green and coastal footpath close by leading to Newton's Cove. All set within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo and Bristol), Weymouth harbour, Hope Square and coastal walks. Weymouth's award winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

Rating Authority: - Dorset (Weymouth & Portland) Council tax band G. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Remodelled and well presented through-out with a south facing garden, double garage and driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Redcliff View, DT4**  
 Approximate Gross Internal Area  
 162.99 SQ.M / 1754 SQ.FT  
 (EXCLUDING EAVES STORAGE)  
 EAVES STORAGE 16.97 SQ.M / 183 SQ.FT  
 INCLUSIVE TOTAL AREA 179.96 SQ.M / 1937 SQ.FT  
 (EXCLUDING GARAGE)  
 GARAGE 29.24 SQ.M / 315 SQ.FT  
 INCLUSIVE TOTAL AREA 209.20 SQ.M / 2252 SQ.FT

KEY: CH = Ceiling Height  
 [Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.

*We value more than your property*

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