

Symonds
& Sampson



Magnolia Cottage

2 Wyke Oliver Road, Preston, Weymouth, Dorset

Magnolia

2 Wyke Oliver Road

Preston

Weymouth

Dorset DT3 6BW

A beautifully presented semi-detached period cottage conveniently situated at Preston and within easy access to Overcombe beach.



- Charming and spacious period stone built semi detached cottage
- Immaculately presented, extended accommodation
- Close to a range of local amenities, Overcombe beach and Bowleaze Cove
 - Impressive open plan sitting/dining room
- Three bedrooms, bathroom and first floor shower room
 - Attractive kitchen/dining room
- Off road parking with two driveways
 - South facing garden

Guide Price **£450,000**

Freehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

A charming and beautifully presented period semi detached cottage conveniently situated at Preston, close to a range of local amenities and a short walking distance to Overcombe beach.

Dating from the 1890s with attractive stone elevations, the cottage has been substantially extended, creating a spacious and versatile home with abundant natural light from east and south facing elevations.

On the ground floor, an entrance porch leads into a delightful open plan sitting/dining room enjoying a double aspect, south facing bay window and French doors opening to the garden and sun terrace. There is an attractive stone fireplace with wood-burning stove and door with stairs to the first floor. An inner lobby leads to a bedroom currently used as a study with side aspect windows and access into a well-appointed kitchen/breakfast room with wall and floor cupboards, wall-mounted Worcester Bosch gas boiler, induction hob, electric oven, integrated fridge/freezer, microwave and dishwasher. A side door leads to a utility room and ground floor bathroom with a modern white suite including a 'P' shaped bath with shower over and fully tiled walls and flooring with door into a former attached garage currently utilised as an additional bedroom.

On the first floor landing access leads to an insulated loft

space and a contemporary fitted shower room, again fully tiled throughout. There are 2 further double bedrooms, one having a range of built-in wardrobes.

OUTSIDE

A brick paved driveway off Preston Road provides off road parking. The gardens are situated to the south side of the cottage with a further driveway off Wyke Oliver Road leading to concrete hardstanding off road parking for several cars. Immediately adjoining the rear is a paved Indian Sandstone sun terrace with wrought iron railings enjoying a south facing aspect. Steps lead to attractive lawned gardens stocked with shrubs, plants and a fine Magnolia tree.

SITUATION

The property is situated on the outskirts of Weymouth in one of the area's most popular locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and a great spot for paddle boarding and kite surfing. There are stunning, countryside walks towards the SW coast path within a short distance from the cottage at Furzy cliff on Bowleaze Cove and to a choice of cafés overlooking the sea.

The wide range of local amenities is close by including a

post office / general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist are a few meters away at Chalbury corner. The bustling and lively town centre is approximately 2 miles away with a comprehensive range of shopping and educational facilities.

DIRECTIONS

what3words///looked.wriggled.strength

SERVICES

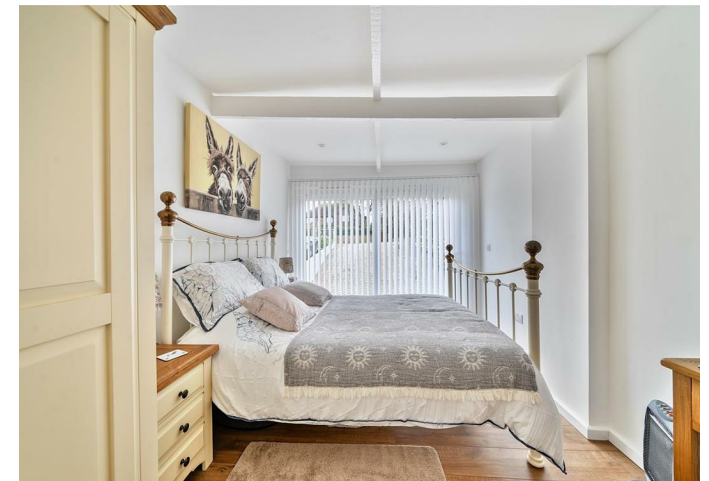
Mains gas, electric, water and drainage.
Gas fired central heating system.

Broadband- Ultrafast broadband is available
Mobile phone coverage- There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>).

Local Authority
Dorset Council Tel: - 01305 251000
Council Tax Band D

MATERIAL INFORMATION

The converted garage does not have building regulations approval. The current owners are utilising the garage as additional living space.



Wyke Oliver Road, Weymouth

Approximate Area = 1292 sq ft / 120 sq m

For identification only - Not to scale

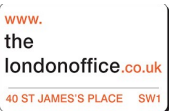


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1422515



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		8.3	6.4
		EU Directive 2002/91/EC	

Weymouth/DW/30.4.26Rev



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