

Symonds
& Sampson

23 Frys Close
Portesham, Weymouth, Dorset

23 Frys Close

Portesham
Weymouth
Dorset DT3 4LQ

An attractive four bedroom detached house situated in a well regarded cul-de-sac location in Portesham village, close to a range of local amenities and within easy access to the World Heritage coast.



- Well maintained detached house in popular cul-de-sac location
- Sought after West Dorset village within easy access to the Jurassic coast
 - Spacious sitting/dining room
- Four bedrooms, en-suite bathroom room and family bathroom
 - Attractive enclosed side and rear gardens
 - Garage and parking

Offers Over £400,000

Freehold

Poundbury Sales
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THE PROPERTY

A four bedroom detached house situated in a cul-de-sac location within this picturesque and highly sought after West Dorset village. Built with attractive brick elevations under a tiled roof, the accommodation has been well maintained throughout by the current owners with the benefit of a spacious sitting/dining room, two modern fitted bathrooms and replacement Upvc double glazed windows. The property is ideally situated within easy walking distance to all the amenities within the village.

ACCOMODATION

Front entrance door leads into a useful lobby with tiled flooring and glazed internal door into the hallway which has door to downstairs cloakroom/WC. Stairs lead to the first floor with understairs cupboard housing the oil fired boiler. The sitting/dining room is double aspect with the sitting room having two front aspect windows, brick fireplace and brick archway leading into the dining room with patio doors opening to the rear garden. The kitchen is fitted with a range of wall and base units with slot in electric cooker, tiled flooring and door leading to the rear garden. On the first floor, the landing has access to the loft, airing cupboard and doors leading to a family bathroom and four bedrooms, three of which are double rooms. The main bedroom has the benefit of an en-suite bathroom.

OUTSIDE

A shared brick paved driveway leads around to a single garage with up and over door and personal side door into the rear garden. To the front is a small lawned garden stocked with a variety of flowers and shrubs. Pedestrian side gates lead to an attractive enclosed garden which extends to the side and rear of the house. Immediately adjoining the rear is a paved patio with steps up to a brick sun terrace to the side of the garage. Lawned gardens are stocked with an abundance of shrubs, plants and small trees together with pergola and terrace, concealed oil tank and further side gated access.

DIRECTIONS

What3words:///steaks.descended.storyline

SITUATION

Portesham is a popular village within an area of Outstanding Natural Beauty and just a few miles inland from the World Heritage Jurassic coast and famous Chesil Beach. This pretty village features a stream running through it, with its own resident ducks and geese on the pond. Portesham has a vibrant and sociable community offering regular events, clubs and activities at the modern village hall.

There are numerous village facilities including a pretty

Anglican Church, great local pub, well-stocked farm shop, a thriving primary school, a popular medical centre and 'pop-up' Post Office. Buses run through the village to Weymouth and Bridport and beyond.

There are fantastic access points to Jurassic coastal walks, including to the nearby village of Abbotsbury famous for its stone cottages and local amenities including village stores, the Swannery and St Catherine's Chapel.

SERVICES

Electricity, mains water and drainage.
Oil fired central heating.

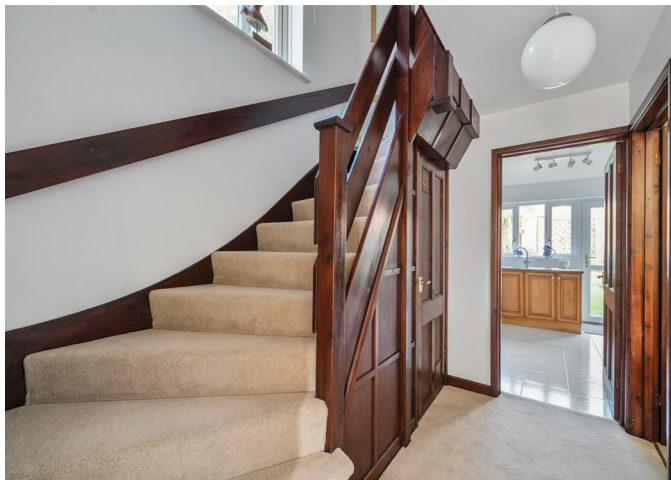
Local Authority
Dorset Council Tel: 01305 251010

Broadband-Superfast broadband is available in the area with up to 80 Mbps download speeds
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band E
EPC D

The property is found within a conservation area



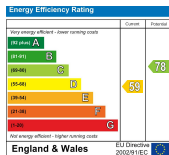
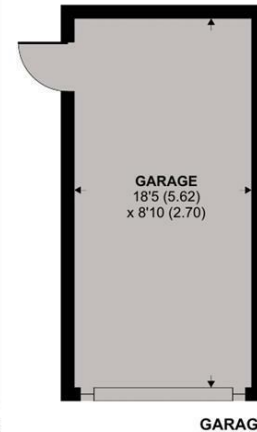
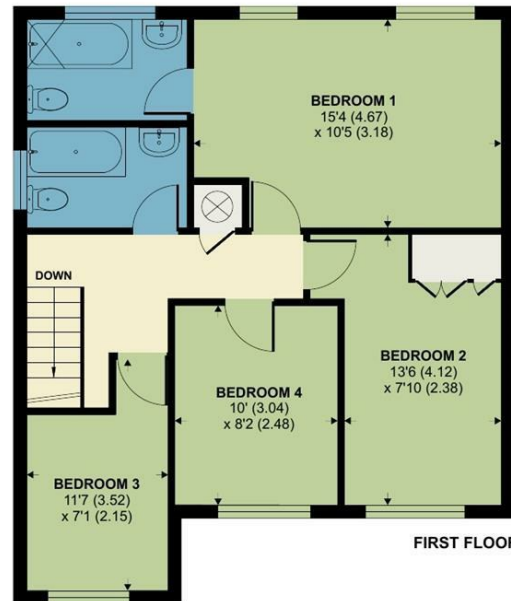
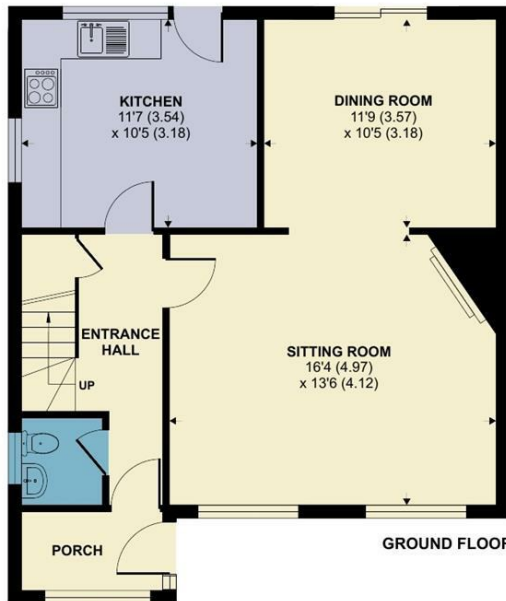
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Approximate Area = 1208 sq ft / 112.2 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1371 sq ft / 127.4 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). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1254259



Poundbury/DW/29/07/25rev



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