



**Grove Road.**  
Portland, DT5 1DB

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**Guide Price**  
**£350,000 Freehold**



# Grove Road.

Portland, DT5 1DB

- Substantial Three Bedroom Family Home Over Three Floors
- Expansive, Mature Rear Garden with Sizeable Patio Leading to Lawn
- Open Plan Living Room Diner with French Doors onto Patio
- Generously Sized Countryside Style Kitchen with Wooden Counter Tops & Belfast Sink
- Utility Room with Ground Floor WC
- Large Family Bathroom with Freestanding Roll Top Bath & Separate Shower Cubicle
- Primary Bedroom with Ample Built in Storage
- Bedroom Three with Exposed Portland Stone Feature and Sea Views from the Rear
- Two Garden Rooms & an External Store
- No Onward Chain





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OFFERED FOR SALE WITH NO FORWARD CHAIN is this SUBSTANTIAL THREE DOUBLE-BEDROOM SEMI-DETACHED HOME, boasting a GENEROUS COTTAGE-STYLE GARDEN, a SPACIOUS COUNTRY-STYLE KITCHEN, along with a UTILITY ROOM AND GROUND-FLOOR WC.

To the front of the home is a comfortable and inviting sitting room, finished in a neutral colour palette that complements the room's scale and allows it to feel bright and airy. An elegant archway leads through to the adjoining dining area, creating a sense of openness while still clearly defining each space. From here, French doors open out, enhancing the flow between indoor and outdoor living and allowing natural light to flood the room. This arrangement works particularly well for both relaxed everyday living and entertaining.



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Beyond the dining area, the home opens into a charming kitchen combining traditional styling with practicality. Painted cabinetry, wooden work surfaces, and a classic butler-style sink give the space a warm, homely feel, while the feature range cooker adds further character. The kitchen benefits from excellent natural light via windows and a part-glazed door, and there is ample space for food preparation, storage, and casual dining.

Leading on from the kitchen is a utility area, providing valuable additional storage and practical space for laundry and household tasks. A ground floor WC completes this space.

Stairs rise to the first-floor landing, where the main bedroom accommodation and bathroom are located.

The principal bedroom is a generous double room with plenty of space for wardrobes and free-standing furniture. Bedroom two is also well proportioned and would suit use as a guest room, child's bedroom, or home office.

The bathroom is an impressive feature within the home, beautifully presented with a freestanding roll-top bath, pedestal basin, and traditional styling. Patterned tiled flooring, half-height panelling, and dual windows create a bright, relaxing space with a timeless and elegant feel.

A further staircase leads to the second floor, where the third bedroom occupies the upper level. This is a spacious and characterful room, offering excellent versatility as a main bedroom, guest suite, or creative workspace, with exposed Portland Stone adding to its charm.

The garden is a real highlight of the property, extending to an impressive length and offering a wonderfully green, mature setting. Bordered on either side by attractive Portland stone walls, the space feels both private and full of character. Predominantly laid to lawn with established planting, it provides plenty of room to enjoy the outdoors, whether for relaxing, gardening, or entertaining. At the far end of the garden sits a summer house, creating an ideal retreat for reading, hobbies, or simply enjoying peaceful views back towards the house.



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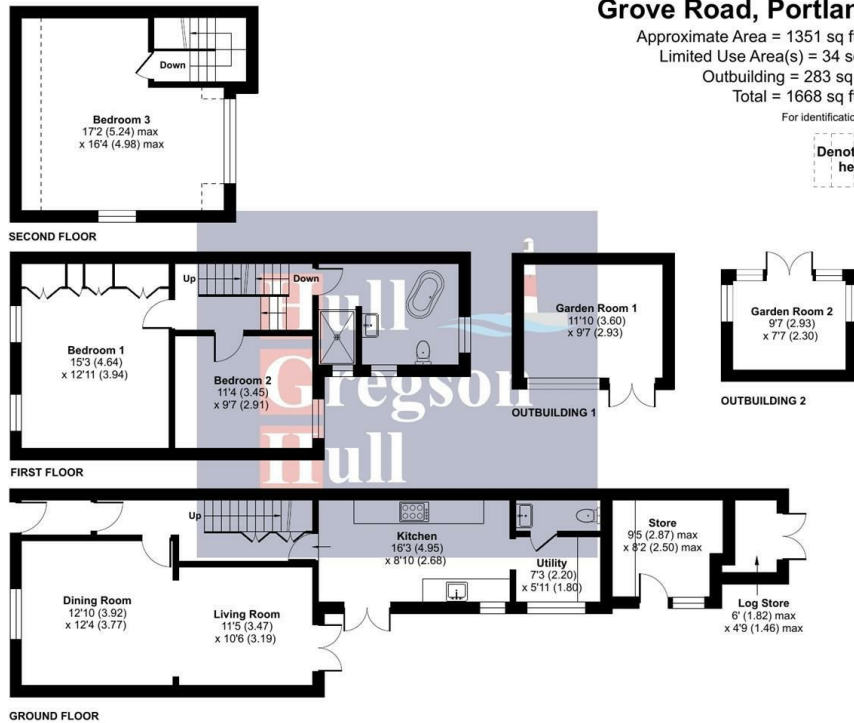
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## Grove Road, Portland, DT5

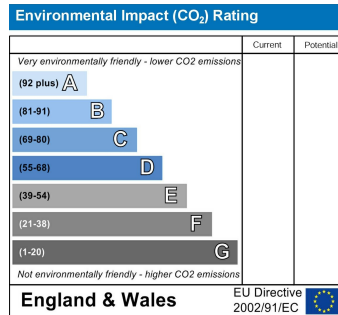
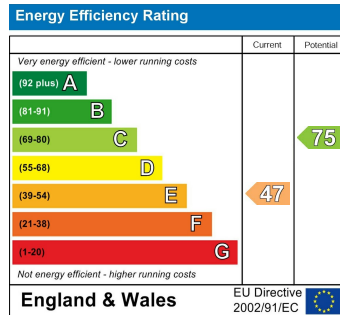
Approximate Area = 1351 sq ft / 125.5 sq m  
 Limited Use Area(s) = 34 sq ft / 3.1 sq m  
 Outbuilding = 283 sq ft / 26.2 sq m  
 Total = 1668 sq ft / 154.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1453857



**Living Room**  
11'5 x 10'6 ( 3.48m x 3.20m )

**Dinning Room**  
12'10 x 12'4 (3.91m x 3.76m)

**Kitchen**  
16'3 x 8'10 (4.95m x 2.69m)

**Utility**  
7'3 x 5'11 (2.21m x 1.80m)

**Bedroom One**  
15'3 x 12'11 (4.65m x 3.94m)

**Bedroom Two**  
11'4 x 9'7 (3.45m x 2.92m)

**Bedroom Three**  
17'2 x 16'4 (5.23m x 4.98m)

**External Store**  
9'5 x 8'2 (2.87m x 2.49m)

**Garden Room One**  
11'10 x 9'7 (3.61m x 2.92m)

**Garden Room Two**  
9'7 x 7'7 (2.92m x 2.31m)

### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi Detached  
 Property construction: Standard  
 Tenure: Freehold  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.