



Instinct Guides You



## Old Granary Close, Preston Offers In Excess Of £420,000

- Versatile Three-Storey Layout
- Countryside Views
- Integral Garage & Driveway
- Multiple Reception Rooms
- Close to Local Amenities
- Elevated Position With Views
- Easy Access To Weymouth Town
- Nearby Nature Trails
- Quiet Residential Surroundings
- Elevated Garden Views



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Situated in a desirable cul-de-sac within the heart of Preston, this spacious detached home is being sold with no onward chain offering extensive and versatile accommodation across three levels including a separate apartment/annex level. Requiring modernisation and benefitting from far-reaching countryside views and a generous garden, the property also includes a garage, multiple reception areas, five bedrooms, and an en-suite. Located close to local amenities and transport links, this home provides an ideal setting for family living in one of Weymouth's most sought-after residential areas.

The entrance on the ground floor leads into a central hallway, giving access to a well-appointed kitchen with ample storage and space for appliances. Adjacent to this is a generously sized living room, bathed in natural light from wide patio doors which open onto a bright conservatory overlooking the garden. The conservatory offers additional living or dining space along with internal access to the garage and direct access to the outdoor area.

Stairs lead down to the lower ground floor, which features a spacious secondary living area ideal for flexible family use. A utility, a toilet and a useful storage room are also found on this level.

The first floor comprises four bedrooms. Bedroom one benefits from its own en-suite shower room, while three further bedrooms offer good proportions and excellent views. A family bathroom serves these rooms, featuring a bathtub, WC and washbasin.

Externally, the rear garden enjoys a well-maintained lawn and mature planting, perfect for outdoor enjoyment. The garage offers ample storage or workshop space, with a driveway to the front providing additional parking. Aerial views highlight the property's attractive position within a peaceful neighbourhood surrounded by open countryside.



## Room Dimensions

Living Room 11'6" x 8'11" (3.53 x 2.73)

Kitchen 22'4" x 12'4" (6.83 x 3.77)

Conservatory 11'10" x 11'10" (3.61 x 3.61)

Bedroom One 12'11" x 11'11" (3.94 x 3.65)

En-Suite 12'11" x 11'11" (3.94 x 3.65)

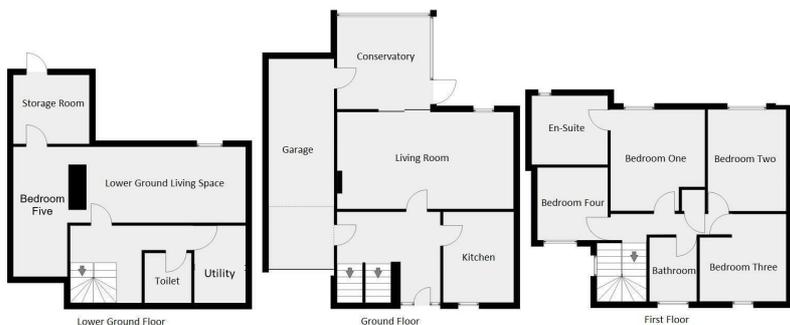
Bedroom Two 10'8" x 8'11" (3.26 x 2.72)

Bedroom Three 9'11" x 8'2" (3.03 x 2.49)

Bedroom Four 10'11" x 9'0" (3.35 x 2.75)

Lower Ground Living Space 32'6" max x 12'3" max (9.91 max x 3.74 max)

Storage Room 10'9" x 9'0" (3.30 x 2.76)



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		69	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.