

4 The Spinney

4 The Spinney, Dorcan Lane,
Weymouth, Dorset,

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Lorton Lane
Weymouth
Dorset DT3 5DJ

An attractive individual detached house situated in a small cul-de-sac location on the northern outskirts of Weymouth and set in delightful private gardens and grounds of around 0.24 of an acre.

Built in 1984 with Purbeck stone and brick elevations, the accommodation has been subject to extensive improvement by the current owners together with the construction of a new detached double garage.

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- Individual detached house in cul-de-sac location
- Two reception rooms and impressive kitchen/family room
- Contemporary fitted bathroom and en-suite
- Four bedrooms
- Extensive parking and detached double garage
- Atractive landscaped gardens, in all circa 0.24 of an acre

Guide Price £625,000
Freehold

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THE PROPERTY

On the ground floor, a spacious hallway with modern oak doors throughout, leads into a double aspect dining room with bay window and maple flooring. An archway and step leads into a double aspect sitting room with patio doors opening onto the garden and feature stone fireplace with coal effect gas fire.

The kitchen/family room is a particular feature, enjoying a triple aspect and has been fitted by 'Kitchen Elegance' with a range of solid walnut wall and floor cupboards with granite and hardwood worksurfaces. An impressive list of integrated and built in Miele appliances comprise of dishwasher, microwave, coffee machine, wine fridge, oven, warming drawer and steam oven, 2 fridge freezers, induction hob and extra freezer unit. The kitchen is complimented by a large central island and stone flooring with underfloor heating. From the kitchen, access leads into a utility room with a range of solid maple wall and floor cupboards, gas boiler and door to outside.

On the first floor the landing has a double airing cupboard and hatch with ladder to boarded loft space. There are four bedrooms with the main bedroom having a comprehensive range of built in wardrobes and westerly facing aspect with far reaching views over the surrounding countryside. There is a contemporary en-suite shower room and contemporary fitted family bathroom suite.

OUTSIDE

Outside, there is extensive off road parking to the front, leading to a large detached double garage with electric door and useful loft storage. To the side of the house is a vegetable garden and greenhouse leading to a recently landscaped paved and shingle sun terrace (south). The main garden lies to the west side with a paved sun terrace, large lawned gardens with a range of shrubs, two ponds and conifer hedges.

SITUATION

The property is situated on the northern outskirts of the coastal resort of Weymouth. The location offers the best of both worlds, a rural retreat yet with easy access to everything expected from the traditional seaside resort of Weymouth and the busy, county town of Dorchester. The property is ideally located and has the additional benefit of Upwey mainline railway station which is only minutes' walk away with direct access to London Waterloo & Bristol Temple Meads. Cycle, footpath and bridleways pass by the door and offer great non-car links to Weymouth and Dorchester.

There are also both primary and secondary schools close by. Weymouth town centre can be found within approximately two miles and offers a comprehensive range of shops, marina, as well as cultural, recreational and further educational facilities.
The area also provides the opportunity to enjoy a range of sailing and water sports activities, the sandy beaches and walks along the World Heritage Jurassic Coastline.

DIRECTIONS

What3words ///unveils.unleashed.gossiping

SERVICES

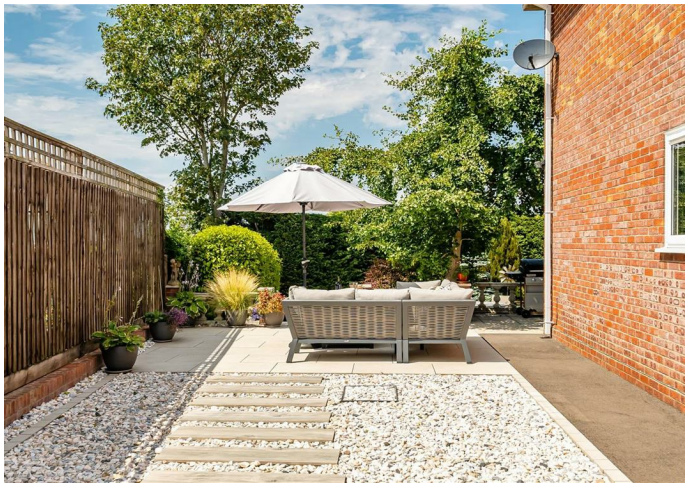
Main water, gas, electricity and drainage. Gas fired central heating

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

Council Tax Band: F
(Dorset Council - 01305 251010)

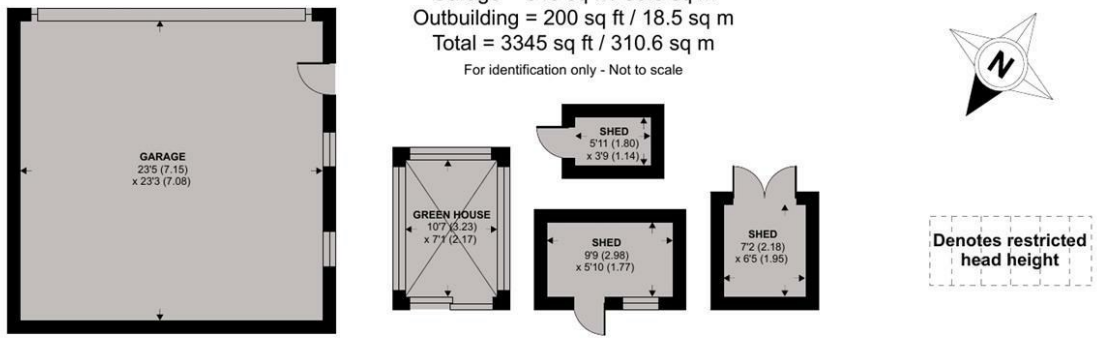


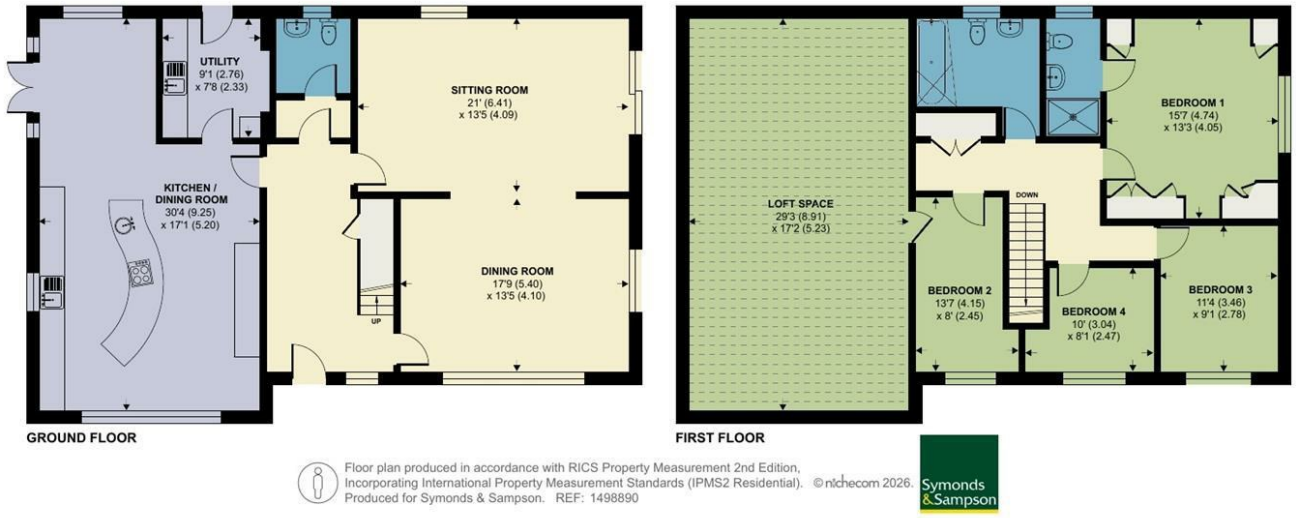




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Approximate Area = 2068 sq ft / 192.1 sq m
Limited Use Area(s) = 532 sq ft / 49.4 sq m
Garage = 545 sq ft / 50.6 sq m
Outbuilding = 200 sq ft / 18.5 sq m
Total = 3345 sq ft / 310.6 sq m
For identification only - Not to scale











Poundbury/DW/31.07.26

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