

Symonds  
& Sampson



# Tudor House

2 New Road, Portesham, Weymouth, Dorset

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2 New Road

Portesham

Weymouth

Dorset DT3 4HD

An attractive and extremely spacious Grade II Listed five bedroom detached house delightfully situated in a peaceful setting close to the centre of this picturesque and sought after West Dorset village.



- Charming and substantial period stone and detached cottage
  - Delightfully situated within Portesham village centre
    - Easy access to the Jurassic coast
    - Host of character features
  - Two reception rooms with delightful main sitting room
- Five double bedrooms, en-suite bathroom/shower room and family bathroom
- Beautiful and extensive west facing gardens in about 0.138 ha (0.341 acre)
  - Off road parking and garage

Guide Price **£700,000**

Freehold

Weymouth Sales  
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## THE PROPERTY

A substantial period stone built house situated in a peaceful tucked away position with Portesham village, within easy access to the Jurassic coast. Dating back over several hundred years and listed Grade II of architectural and historic importance, the property offers a host of character features including inglenook fireplaces, stone mullion windows and exposed beamed ceilings. Set in beautiful west facing gardens with off road parking and a modern built garage.

## ACCOMMODATION

Front door leads into a lobby with quarry tiled flooring and door into a double aspect kitchen/breakfast room fitted with a range of pine fronted cupboards, oil-fired AGA and freestanding cooker. There is a useful pantry and access to a rear lobby, utility room and storeroom. The sitting room is an impressive and spacious feature of the house with exposed beamed ceilings and two stone inglenook fireplaces at either end of the room with an open fireplace and woodburning stove. An abundance of light comes from a double aspect with stone front mullion windows and a pair of French doors opening onto a west facing rear garden. A door to the side of one of the fireplaces leads into a modern two-storey extension offering flexibility for potential annexe with a separate front door, lounge and garden room and access to the first floor rooms.

On the first floor, the main bedroom forms part of the modern extension and is extremely spacious with a double aspect and French doors enjoying delightful south facing views. There is a spacious en-suite bathroom/shower room with modern white suite of panelled bath and a separate shower cubicle. From the landing are a further four double bedrooms together with a family bathroom.





## OUTSIDE

Gated side access leads onto gravelled hardstanding with off road parking and doors to an attached garage with personal rear door, power and light. The gardens are a delightful feature, extending to around 0.34 acres and enjoying a private west facing aspect. A paved and gravelled sun terrace leads up to large expanses of lawned gardens stocked with an abundance of shrubs, plants and trees including a variety of fruit trees. To the south side, beech hedging leads through to a large vegetable garden, bounded on two sides by dry stone walls with timber store. Attached to the rear of the house is a useful lean to store.

## DIRECTIONS

What3words:///disbelief.mankind.unimpeded

## SITUATION

The picturesque village of Portesham lies close to the World Heritage Jurassic Coastline including the famous Chesil Beach, which stretches from Lyme Regis along the coast to the nearby coastal resort of Weymouth.

The county town of Dorchester and coastal resorts of Bridport, West Bay and Weymouth can all be found within a 10 mile radius providing a wide range of shopping and

leisure facilities

as well as a variety of sporting pursuits including golf at West Bay, Weymouth and Dorchester (Came Down), sailing and water sports at Weymouth and West Bay. The picturesque village of Abbotsbury with its sub-tropical gardens, Swannery and beach is within a few miles.

There is excellent walking and riding in the immediate vicinity with a network of bridleways and footpaths over the surrounding Rolling countryside. The village itself enjoys an active social calendar and boasts a public house/restaurant, Farm shop with cafe, church, doctors surgery, community centre and primary school.



## 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

The property is sold with a possessory title and registered  
with HM Land Registry as the original deeds for the house  
have been mislaid. The sellers will provide any indemnity  
insurance as required by a purchaser.

The property is found within a conservation area

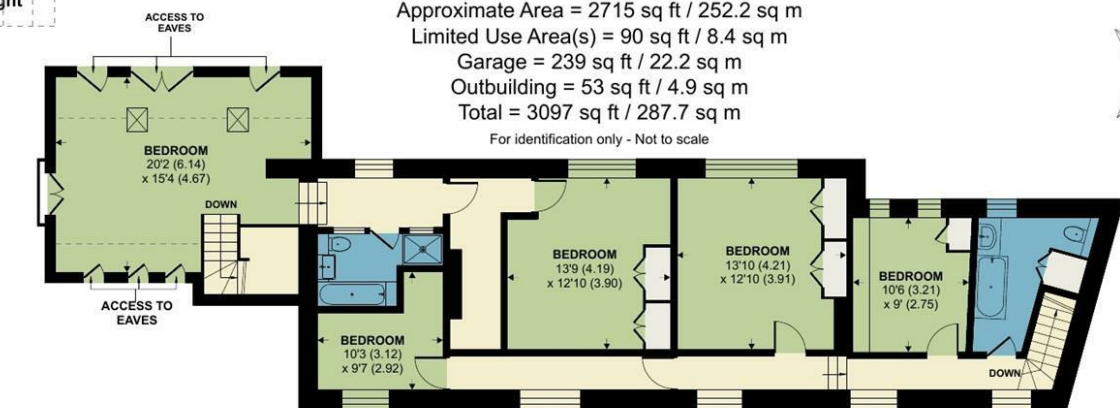
Council Tax Band G  
EPC D

Denotes restricted head height

## Portesham, Weymouth

Approximate Area = 2715 sq ft / 252.2 sq m  
 Limited Use Area(s) = 90 sq ft / 8.4 sq m  
 Garage = 239 sq ft / 22.2 sq m  
 Outbuilding = 53 sq ft / 4.9 sq m  
 Total = 3097 sq ft / 287.7 sq m

For identification only - Not to scale

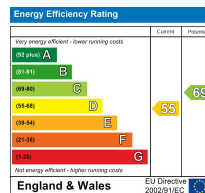


FIRST FLOOR 1 / 2



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1374545



Weymouth/DW/30.4.26Rev



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