

Symonds
& Sampson



2 Cornhill Way
Sutton Poyntz, Weymouth, Dorset

2 Cornhill Way

Sutton Poyntz

Weymouth

Dorset DT3 6RZ

A modern detached home situated in a quiet cul de sac position within the heart of this most sought after picturesque village. Built with attractive stone elevations and set in delightful west facing gardens enjoying country views over the surrounding hills, this spacious home offers two reception rooms, kitchen/dining room, sun room and four double bedrooms.



- Attractive Purbeck stone fronted detached home in highly sought after village
 - 2 reception rooms
- Conservatory/garden room
 - Kitchen/dining room
- 4 bedrooms, 2 bathrooms
 - Double garage
- West facing enclosed garden with country views

Guide Price **£800,000**

Freehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



INTRODUCTION

A spacious and attractive Purbeck stone built detached house quietly situated in a cul-de-sac location within this picturesque and sought after village. The property is extremely well presented with a host of modern conveniences and enjoys wonderful views to the rear over enclosed westerly facing gardens.

THE PROPERTY

A useful entrance porch leads to a reception hall with engineered oak flooring running into the study and sitting room. A ground-floor cloakroom has a WC and wash hand basin. Doors lead to a double aspect sitting room with gas fired stove and patio doors opening into a conservatory/garden room with doors leading out to the rear garden. There is a front aspect study together with attractive open plan kitchen/dining room extensively fitted with wall and floor cupboards, quartz worktops and integrated fridge, freezer and dishwasher. There is a built-in double oven with ceramic hob and extractor hood. French doors from the dining area also lead out to the conservatory. A spacious utility room has integrated fridge/freezer and side access door.

On the first floor are four double bedrooms, with the main bedroom featuring a range of built-in wardrobes and an en-suite shower room. The family bathroom is well-appointed with attractive tiled walls and flooring.

OUTSIDE

The front garden is laid to lawn and open plan with a spacious driveway providing off road parking and leading to an attached

double garage. The garage has an electrically operated door, personal rear door into the utility room and houses a modern Viessmann gas fired boiler. Pedestrian side access leads to the rear garden which is mainly laid to lawn with a large paved sun terrace immediately adjoining the rear, enjoying a favoured west facing aspect and having the benefit of a motorised sun awning. Delightful views over the surrounding hills are enjoyed from the garden.

SITUATION

Cornhill Way is tucked away in a private cul-de-sac enjoying a central position within the heart of this charming village which nestles below the chalk downs and is about 3 miles to the north-east of Weymouth. Within the village is a picturesque duck pond, a pub/restaurant and access to some lovely walks across the surrounding down land. The Mill House and Sutton Mill were both used by Thomas Hardy in his novel 'The Trumpet Major' as the setting for Overcombe.

Sutton Poyntz is a designated conservation area and an Area of Outstanding Natural Beauty. The nearby Preston area is well served with a wide range of amenities; including doctor's surgery, hairdressers, delicatessen, general store and a small supermarket. There are also two public houses and a restaurant.

The County Town of Dorchester is about 4 miles away and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth provides the opportunity to enjoy a range of sailing and water sport activities,

with beaches and walks along the Jurassic Coastline. Both Weymouth and Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///strongly.notes.eggshell

SERVICES

Mains gas, electric, water and drainage.
Gas fired central heating system.

Broadband: We are informed that there are superfast speeds in the area.

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>).

Local Authority Dorset Council Tel: 01305 251010
Council Tax Band F

MATERIAL INFORMATION

The property is found within a conservation area.
The property is situated off a private drive.



Cornhill Way, Sutton Poyntz, Weymouth

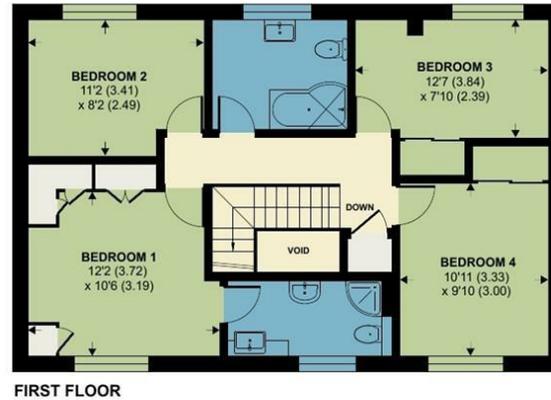
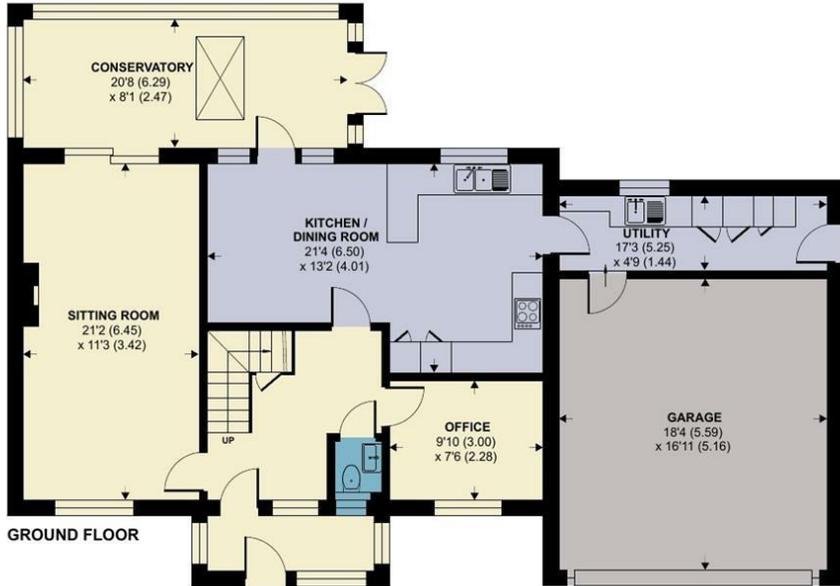
Approximate Area = 1718 sq ft / 159.6 sq m

Garage = 313 sq ft / 29 sq m

Total = 2031 sq ft / 188.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)			
A	76	76	
B			
C			
D			
E			
F			
G			
Very energy inefficient (highest carbon score)			
England & Wales			
EPC Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1418359



Poundbury/DW/26.2.26



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT