



Field Barn Drive | Southill | Weymouth | DT4 0EE

**Guide Price £450,000**

BEAUMONT  JONES

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We are delighted to offer a substantial four bedroom detached family home within the popular location of Southill. The property offers an abundance of living space throughout including off road parking for multiple vehicles and a large southerly facing rear garden. Internally the property boasts a spacious lounge/diner, shaker style kitchen, four good sized bedrooms, converted garage creating a self contained area, modern family bathroom and separate cloakroom. Viewing of this spectacular home is a must.

- Substantial Four Bedroom Detached Family Home
- Large South-Facing Rear Garden
- Block Paved Driveway Providing Parking for Multiple Vehicles
- Fully Modernised Throughout
- Great School Catchment
- Self Contained Annex

### Full Description

This substantial four bedroom family home is offered for sale within the popular location of southill, just moments away from local amenities, primary and secondary schools. Upon entering the property there is a welcoming hallway with stairs rising to the first floor and doors leading through to the ground floor accommodation. The ground floor accommodation comprises of a cloakroom with a low level WC and wash hand basin. Generous sized lounge/diner which is a bright and airy room with multi aspect double glazed windows as well as double glazed patio doors opening onto the large rear garden. This room is a generous size



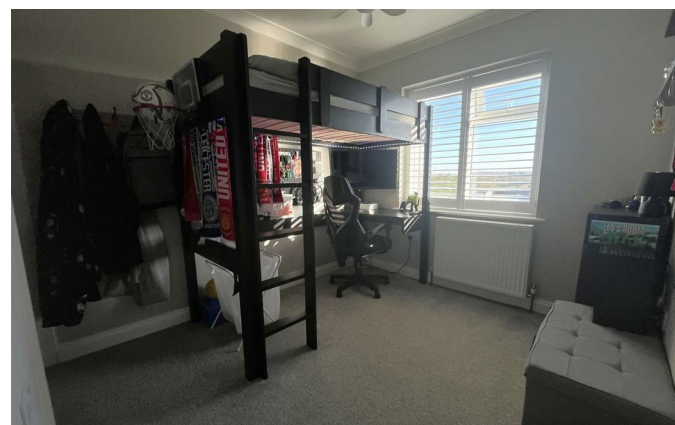
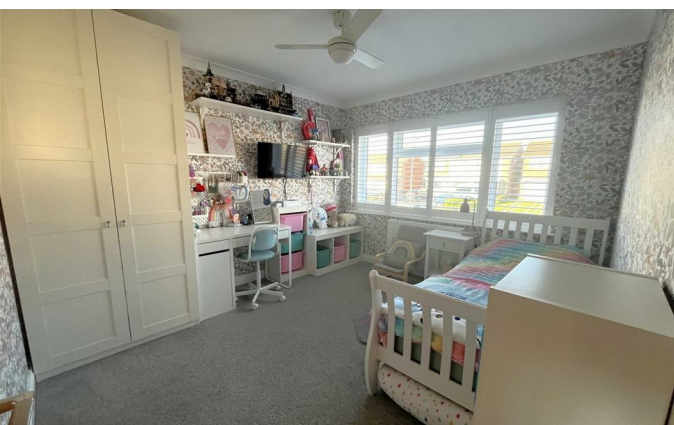
This is the perfect family home within a great school catchment offering substantial living space throughout.



offering ample space for living room and dining furniture. From the lounge/diner there are sliding doors opening into the fitted kitchen which offers a wide range of eye and base level units with work surfaces over, eye level double integral oven, inset electric hob and extractor hood over, space for washing machine and fridge/freezer. From the kitchen there is an under stair cupboard and a further door opening into the boot room. This room is great for storage as well as offering access to the rear garden and into the annexe. The Annexe/Bedroom four is a generous double with dual aspect double glazed windows, double glazed door opening onto the rear garden, wall mounted electric heaters, base level units with sink and door opening into the En-Suite. The modern and contemporary En-Suite offers a walk in shower with wall mounted power shower, low level WC, wash hand basin and a heated towel rail.

The first floor a side aspect double glazed window, built in cupboard housing the combination boiler and loft access via a hatch. Doors off the landing leads through to three generous sized bedrooms and a family bathroom. The master bedroom is a great sized double with a rear aspect double glazed window offering distant views out to sea and Portland, wall mounted radiator and ample space for bedroom furniture. Bedroom two is a further great sized double offering plenty of space for bedroom furniture, wall mounted radiator and a front aspect double glazed window. Bedroom three is a good sized single/compact double offering a rear aspect double glazed window, wall mounted radiator and an opening which is currently used as wardrobe space. The main family bathroom room offers a side aspect double glazed satin glass window, low level WC, vanity wash hand basin, bath with glass shower screen attached and a wall mounted mixer shower over.

Outside there is a large southerly facing rear garden which is



mostly laid to lawn with patio/decking area abutting the property creating the perfect space for a table and chairs. There is side access which flows around to a low maintenance stone to shingle area accessed directly from the Annexe.

Southill is a popular residential area situated just 1 1/2 miles from the town centre, harbour, beaches and within easy reach of the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis. Southill is very much sought after and provides a range of amenities and facilities including a primary school, a general store with Post Office, Church, Chemist, Public House, take-away and Gymnasium.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D.

Disclaimer: - Beaumont Jones and their clients 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. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

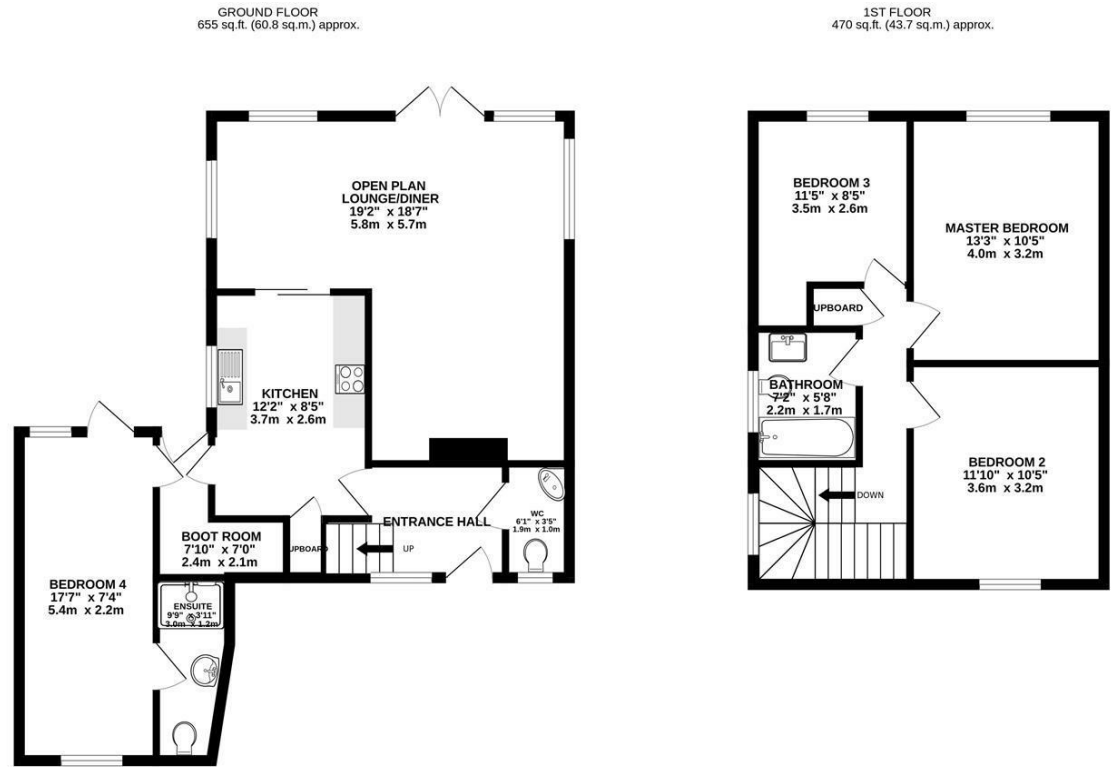


Converted garage offering self contained Annexe, perfect for multi family use.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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