



Hambro Terrace | Preston | Weymouth | DT3 6DN

Offers Over £280,000

BEAUMONT  JONES

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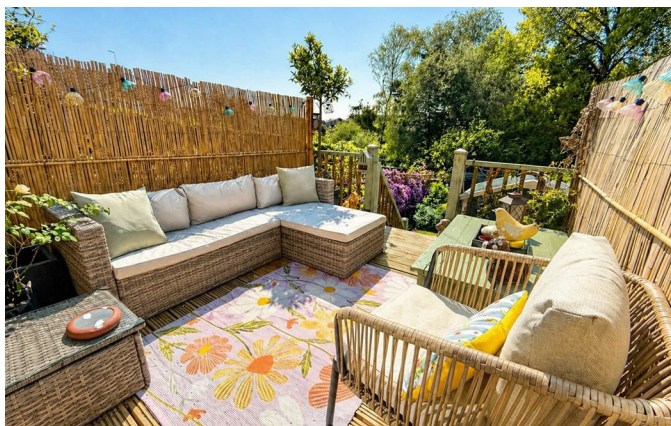
Nestled down a track on the fringes of sought-after Sutton Poyntz, this delightful two bedroom end of terrace cottage offers a perfect blend of character, privacy and lifestyle appeal. Charming character features include solid wood flooring through-out & feature fireplaces to principal rooms. With a beautifully maintained garden, off-road parking for two vehicles and further potential to extend (STPP), this is a rare opportunity to secure a truly special home in a semi-rural setting.

- Two bedroom end of terrace character cottage
- Charming cottage kitchen/dining Room
- Raised decked seating area – perfect for entertaining
- Off-road parking for two vehicles
- Idyllic tucked-away position on the edge of Sutton Poyntz
- Beautiful, well-established rear garden
- Potential for loft conversion (subject to planning)
- Useful utility/boot room

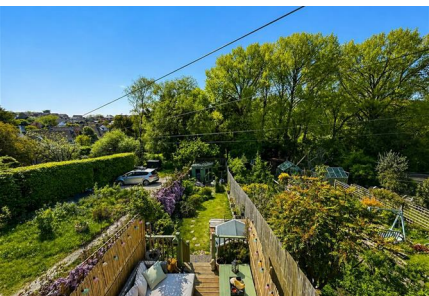
Full Description

Accommodation

The property immediately impresses with its secluded setting and welcoming approach, with off-road parking for two vehicles and a sense of privacy. The front door opens into a generous sized porch with space for coats and shoes. There is a useful storage cupboard, space and plumbing for a washing machine. Inside, the cottage retains a wealth of charm and warmth, with a beautifully styled kitchen/dining room forming the heart of the home, complete with cottage-style cabinetry and space for table. The sitting room is



Charming Two
Bedroom Character
Cottage in a
Tranquil Edge-of-
Village Setting



equally inviting, featuring a cosy atmosphere with an exposed brick fireplace, flag hearth and an inset dual fuel stove. There are patio doors providing direct access out to the garden, seamlessly connecting indoor and outdoor living.

Upstairs, the property offers two bedrooms, including a generous principal bedroom enjoying lovely views over the garden, alongside a second bedroom which is a generous sized single bedroom ideal for guests, a home office or nursery. There is plenty of space for wardrobes and furniture in the master bedroom and the second bedroom has a built-in cupboard with hanging rail. The bathroom is in-between both bedrooms and comprises of a bath with shower, low level WC and pedestal wash hand basin. There is exciting potential to extend into the loft space, subject to the necessary planning consents.

Outside

Externally, the garden is a true highlight — thoughtfully landscaped and offering multiple seating areas, from a raised deck abutting the sitting room - perfect for relaxing or entertaining, to a lawned garden bordered by mature planting. Westerly-facing in direction, there is a side and rear gate, an outside tap and power under the raised deck. A charming summer house at the bottom of the garden provides additional versatility, whether for storage, hobbies or a peaceful retreat surrounded by fruit trees. There is also rear access at the bottom of the garden to the River Jordan which borders the end of the garden.

Location

Set on the cusp of the sought after village of Sutton Poyntz, one of Dorset's most sought-after coastal villages. Located in the heart of Sutton Poyntz itself is a popular character public



house overlooking a charming duck pond. Moments away you can find a local hairdressers/beauticians, Post Office and two convenience stores along with a choice of two great pubs, the recently refurbished Bridge Inn & The Spice Ship. A short walk away a little further into Preston, which is one of the most sought-after residential areas of Weymouth, there are further local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Heading towards the coastal end of Preston is a local florist, post office and convenience store on the corner of Preston Beach Road. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths.

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

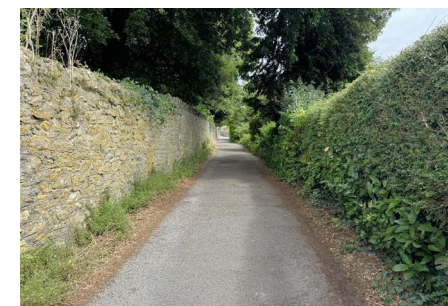
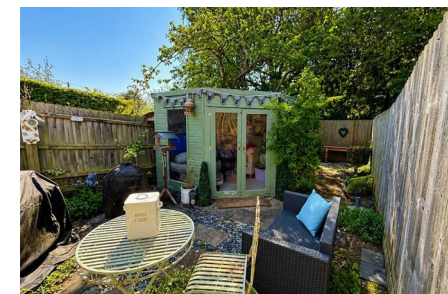
Services: - Gas central heating. Mains electric & drainage.

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.

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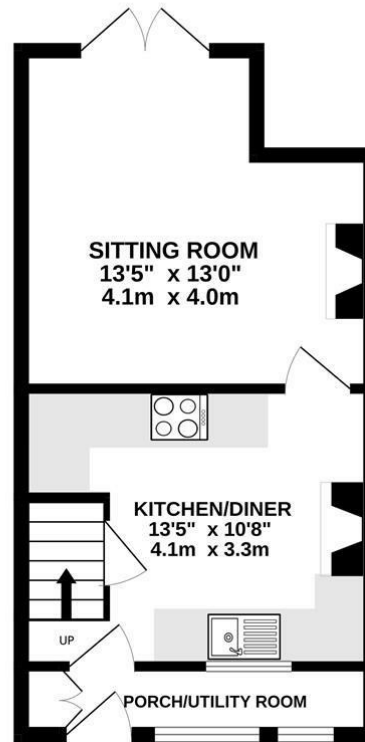
This is a rare opportunity to acquire a character home in an exceptional setting, ideal for those seeking something a little different with both charm and future potential.



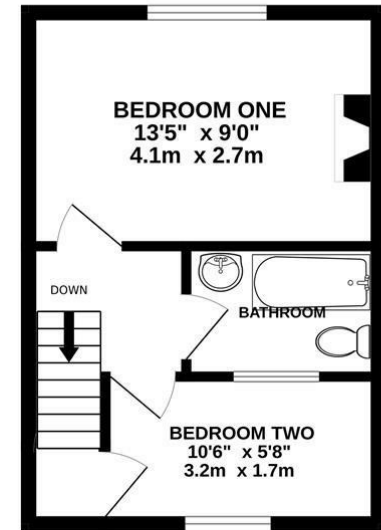


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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