



Dorchester Road
Weymouth
£795,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated within a conservation area, Oak Tree House is a stunning, character-rich home, beautifully presented throughout. Offering generous accommodation, the property comprises three double bedrooms, each with its own en-suite, including an impressive principal suite with a dressing area. At the heart of the home is a striking open-plan kitchen, dining, reception and sun room, featuring impressive vaulted ceilings, a magnificent dry-stone fireplace with a wood-burning stove. The property also benefits from a utility room and a ground-floor WC. Nestled down a private, sweeping driveway, the home enjoys excellent seclusion and ample parking for multiple vehicles. Modern comforts include underfloor heating throughout the ground floor, a high-tech water softener, and a built-in rainwater harvesting system. EPC Rating: EPC Rating: C

Weymouth is a picturesque seaside town located midway along the stunning Jurassic Coast, a UNESCO World Heritage Site, and lies just seven miles south of the historic county town of Dorchester. Renowned for its golden sandy beaches, traditional promenade, and vibrant harbour. In 2012, the town gained recognition as the host of the sailing events for the London Olympics, alongside neighbouring Portland, resulting in improved transport links, including the construction of a relief road and an extensive network of cycle paths. The town offers a wide range of amenities, from independent shops and restaurants to leisure facilities and healthcare services, as well as a selection of schools. Weymouth is serviced by mainline train links to London Waterloo and Bristol Temple Meads and a regular bus service to the County town of Dorchester.



On approaching the impressive home, a good-sized gravelled driveway provides off-road parking, while a gated entrance and path lead you to the part-glazed door at the side. On entering, a spacious hallway sets an inviting tone. The heart of the home is the magnificent open-plan living accommodation, beautifully designed with attractive tiled flooring flowing through the spaces. The reception area makes a dramatic statement with its soaring vaulted ceilings and an impressive, large dry-stone fireplace featuring a cozy wood-burning stove. Flooded with natural light, this expansive space features double patio doors opening directly to the rear garden. The adjoining sun room area also features stylish bi-fold doors, seamlessly blending indoor, outdoor living. The kitchen area is well-equipped, featuring bespoke granite worktops complete with a central island hosting an integrated sink. Integrated appliances include a Rangemaster cooker, an integrated Zanussi dishwasher, an under-counter fridge, and a separate freezer. A good-sized larder creates excellent storage solutions. Either side of the home are two of the three double bedrooms. The principal bedroom suite features an impressive dressing area and is served by an ensuite shower room complete with a rainforest shower and a Velux window. This room enjoys dual-aspect, where double doors open directly into the garden. Bedroom two is equally impressive, also offering double-aspect windows, its own patio door to the garden, and the benefit of en-suite facilities. A substantial utility room provides additional space for appliances and a downstairs WC complete this floor.

The home continues to impress as the staircase leads to the first-floor galleried landing. Bathed in natural light from Velux windows, this space provides an idyllic spot for a spacious home office. Off this landing sits bedroom three, benefiting from integrated eaves storage and its own ensuite shower room.

Externally, a private drive leads you to the parking area and a wooden shed, with a path leading to gated access into the rear garden. The impressive garden features a lush lawn and a good-sized patio area ideal for alfresco dining. Secure gated access also leads around to the side and front of the property.

Agents Notes:

We are advised that the neighboring property has a right of way over a small section at the bottom of the driveway to access their gateway. This right of way does not extend near the house. We are advised that some of the trees bordering the driveway are subject to Tree Preservation Orders.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band F.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.
Wood-burning stove.
Underfloor heating on the ground level.

Stamp Duty:

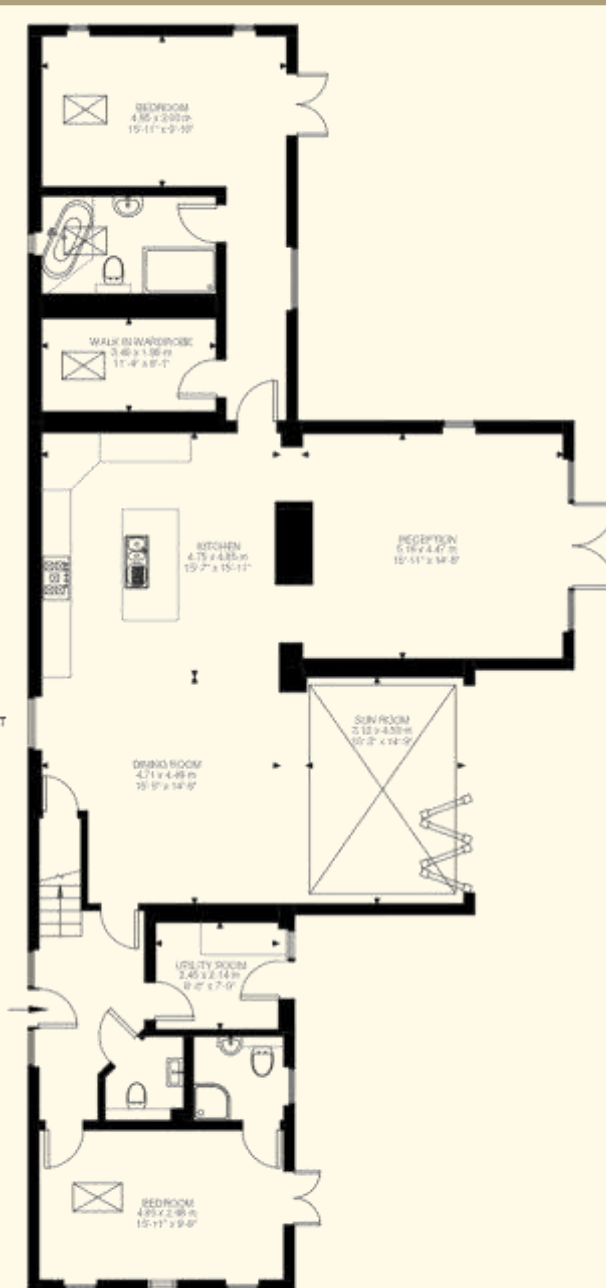
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

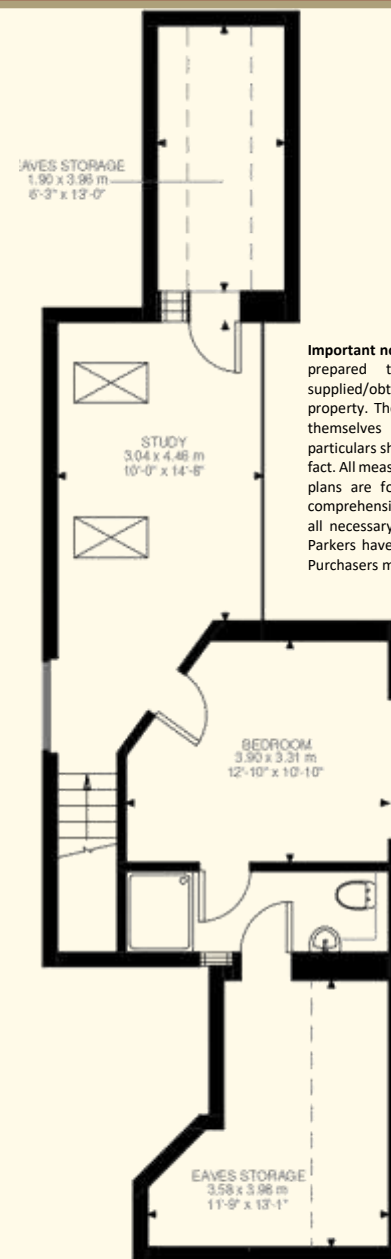
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Dorchester Road, DT3
Approximate Gross Internal Area
198.87 SQ.M / 2141 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 20.66 SQ.M / 222 SQ.FT
INCLUSIVE TOTAL AREA 219.53 SQ.M / 2363 SQ.FT

KEY: GH = Ceiling Height
[Restricted Head Height]



Ground Floor
1736 ft²



First Floor
405 ft²

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.