



Reap Lane | Southwell | Portland | DT5 2JX

£300,000

BEAUMONT  JONES

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Positioned enviably with front facing views over fields and towards the coast, this three bedroom semi detached home features off road parking with a garage and low maintenance rear garden. The property has been extended with a sun room and porch either side and is well presented throughout to include modern fitted kitchen and downstairs WC across generally well proportioned accommodation.

- Garage and Off Road Parking
- Views over Fields
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- Downstairs WC
- Additional Sun Room and Porch
- Well Presented Throughout
- Peaceful Location

Full Description

The property is located off the main part of Reap Lane via a small access lane servicing just a few houses; This home owns the land with one designated parking space fronting the long garage which attaches to the property. The garage itself retains an extensive amount of storage and loft boarding as well as a window and power beyond the up and over door. A pathway at the beginning of the access road leads round to the front door with a stunning outlook over horse fields on approach. A westerly terrace/front patio offers a secluded retreat for evening sun.



Unique positioning to face tranquil horse fields with rear access also adjacent to the garage and parking. The home is well proportioned throughout and enjoys a low maintenance rear garden.



A porch provides a useful border to the property and extra space for shoes and coats as you step inside. To the immediate right, a convenient downstairs WC flaunts excellent proportions as a former shower room. The plumbing to install a shower is still retained and could be utilised for a future owner looking to gain an additional shower.

Adjacent, the contemporary kitchen/diner hosts an extensive range of units with room for a small table and chairs as well as under-stairs storage opposite the rear access door. The kitchen units are finished in a pleasant modern style with both base and eye level units for both ample preparation space and storage.

The lounge occupies the remainder of the original downstairs footprint - a vast space with large window overlooking the fields and excellent space for an array of furnishings; Patio doors to the sun room create a seamless blend between the two rooms. An excellent addition to the home, the sun room is a versatile space, suitable as a garden room or simply just additional floor space overlooking the garden and benefiting from the morning sun alongside patio doors to incorporate the garden itself on warmer days.

Upstairs, the landing benefits a rear window overlooking the garden and opening onto all rooms. To the left is Bedrooms One and Three. Bedroom One is a spacious double with ample room for further furnishing and lovely views over the greenery and fields in front. Bedroom One offers a smaller single room with space for a guest bed or an office/study.

Opposite, the family bathroom enjoys toilet, basin and walk-in shower cubicle with pleasant tiles surrounding and a window to the rear. Bedroom Two completes the accommodation with proportions for a double bed and two



built-in storage cupboards over the stairs and similar views to Bedroom One.

The rear garden is low maintenance with an initial patio area for the morning sun and adjacent pathway to the rear access. The remainder is laid to artificial turf with surrounding raised borders featuring mature plants and shrubs adding character to the garden.

Located in Southwell, the area is regarded as relatively peaceful with Portland Bill and an array of coastal walks just moments away.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently Business Rates, previously Council Tax Band C.

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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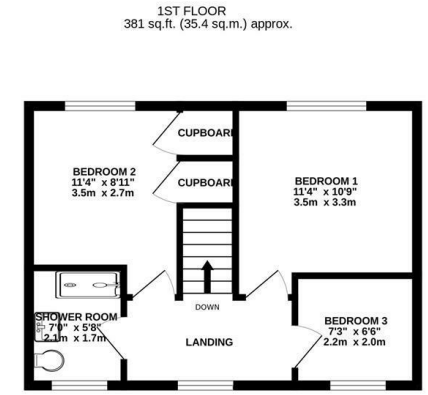
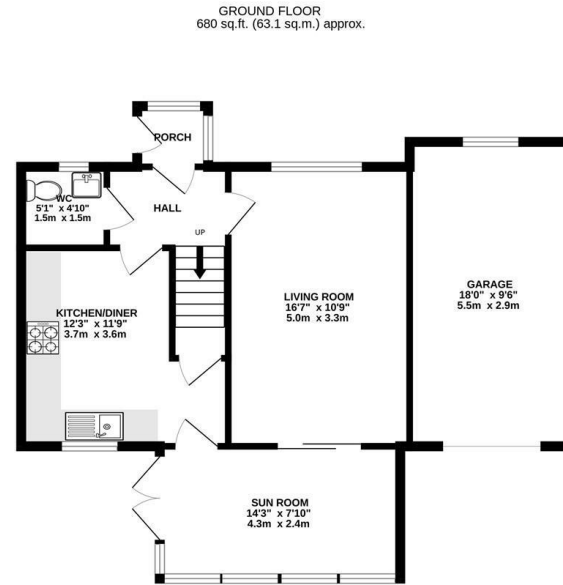


Thoughtfully extended with a porch to the front and sun room to the rear, the property further boasts modern fitted kitchen and downstairs WC, being well presented throughout.





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



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 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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We value more than your property

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