



Symonds  
& Sampson

67 Coombe Valley Road  
Preston, Weymouth

# 67 Coombe Valley

Preston

Weymouth

DT3 6NL

An individually built and spacious chalet style detached house situated in a popular residential location, set in delightful westerly facing gardens of around 0.25 acres.



- Highly sought after location
- East/west facing gardens, in all 0.25 acres
- Large tarmac drive with turning area, parking for several cars
  - Two reception rooms
  - Four double bedrooms
- Spacious en-suite shower room and additional ground floor shower room
- Attractive fitted kitchen with integrated appliances
  - Garage/utility room
- Delightful landscaped gardens backing onto hills
  - Range of outbuildings

Guide Price **£600,000**

Freehold

Weymouth Sales  
01305 756968

[weymouth@symondsandsampson.co.uk](mailto:weymouth@symondsandsampson.co.uk)



## THE PROPERTY

Dating from 1960 and subject to enlargement to the first floor, the accommodation is extremely versatile with two double bedrooms and shower room on the ground floor and two further spacious double bedrooms on the first floor with large en-suite shower room and substantial boarded loft/store area.

The entrance hall has stairs to the first floor with airing cupboard and doors to two front aspect double bedrooms, both serviced by a contemporary fitted and fully tiled shower room. The sitting room and dining room enjoy views over the attractive and landscaped rear gardens with patio doors in the sitting room, fitted display cupboard and fireplace with electric fire and provision for an open fire as required. The kitchen is extensively fitted with a range of wall and floor cupboards with seamless Corian worksurfaces, integrated dishwasher, fridge and washing machine. There is a built in double electric oven, four ring hob and extractor hood together with insinkerator and concealed display lighting. The kitchen again has a rear aspect with side door to outside and door to a utility room/store (former garage) housing the gas fired boiler, range of store cupboards and integrated fridge/freezer.

On the first floor, are two further double bedrooms with the main bedroom extremely spacious, enjoying a rear aspect from dormer windows with built in wardrobes and having a large en-suite shower room. The other double bedroom has Velux windows, two freestanding wardrobes and door into a large reinforced loft room with high ceilings and a range of wardrobes and store cupboards. The loft/store area which has the potential for additional conversion (to either a further en-suite and / or bedroom ) with the appropriate permissions

## OUTSIDE

A tarmac drive off Coombe Valley Road provides off road parking for several cars with turning area and car port. The front garden is stocked with an abundance of shrubs and trees with lawned borders and garden store. The property is well set back from the road with pedestrian side access leading to the rear. Immediately adjoining the rear is a concrete patio, sun awning, external power sockets and lighting and with steps leading up to a raised sun deck with glazed balustrade. Beyond, extensive sloping lawned gardens are stocked with a variety of shrubs and trees including apple and pear. There is a a delightful summerhouse with its own sun terrace, a garden store and shed.

## SITUATION

The property is situated on the outskirts of Weymouth in one of the area's most enviable locations in Coombe Valley Road. It's within easy access to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and is a great spot for paddle boarding and kite surfing. There are stunning, countryside walks towards the SW coast path from Overcombe to the green, open spaces at Furzy cliff on Bowleaze Cove and to a choice of cafés overlooking the sea.

The wide range of local amenities is close by including a post office general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist is just a few minutes walking distance. The bustling and lively town centre is approximately 3 miles away with a comprehensive range of shopping and educational facilities. Its golden sands have again been recognised as an award winning beach. Weymouth has a picturesque inner harbour with continental style cafés, a number of boutiques, eateries and bars as well as sports facilities, cinema and theatre venues. Weymouth and

Portland boast excellent sailing and water sport facilities and is home to The Weymouth and Portland National Sailing Academy. The resort is surrounded by beautiful, rolling countryside which can be explored by car or via the many excellent footpaths, bridleways and cycle paths. There are areas of Outstanding Natural Beauty especially those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

The property is also ideally situated within around 4 miles from the county town of Dorchester which is easily accessible via Came Down which also has an excellent 18 hole golf course.

## DIRECTIONS

What3words/////tickling.telephone.loyal

## SERVICES

Mains water, electricity, gas and drainage.  
Gas fired central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

We are advised by the vendor that 3 of the mature trees have TPO's.

Photos were taken in May 2026.



# Coombe Valley Road, Preston, Weymouth

Approximate Area = 1885 sq ft / 175.1 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Outbuildings = 153 sq ft / 14.2 sq m  
 Total = 2177 sq ft / 202.2 sq m



For identification only - Not to scale

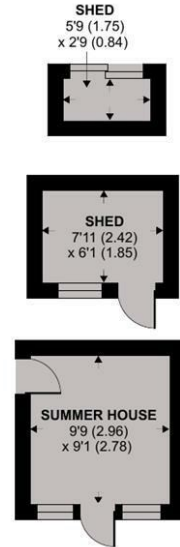
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1465909



Poundbury/DW/02.6.26



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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.