



Instinct Guides You



## Preston Road, Preston, Weymouth Open To Offers £350,000

- Grade II Listed Period Cottage
- Deceptively Spacious Inside - Two Reception Rooms
- No Onward Chain
- Well Presented Throughout
- Ground Floor Shower Room & Utility
- Three Bedroom Home
- Close To Amenities & Bus Route
- Beautiful Country Walks Nearby



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Positioned in Preston within a stones throw to a range of amenities & bus route, Honeypot Cottage is a beautifully restored Grade II listed thatched home reputedly dating back to 1740. Lovingly renovated by the current owner, it retains a wealth of original features and timeless charm throughout.

Deceptively spacious, the property offers generous and characterful living areas. The dual-aspect sitting room is bathed in natural light and showcases exposed timber beams, adding warmth and authenticity. A Inglenook fireplace commands attention and adds a focal point in the room. The dining room is equally inviting offering a formal dining space that has ample room for a range of furnishings and enjoys a wonderful flow to the kitchen.

The kitchen is thoughtfully designed and superbly presented, offering a comprehensive range of wall and base units beneath quality worktops. It includes an integrated fridge/freezer and space for a freestanding range cooker. A small hallway off the kitchen leads to a stylish downstairs shower room and a converted utility room, formerly the garage. The front section of the garage remains intact, providing practical storage space.

To the rear, the conservatory enjoys views over the garden and offers a tranquil, light-filled space enhanced by feature wall lighting.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom offering particularly generous dimensions. The family bathroom is modern and tastefully finished, comprising a bath, WC, wash basin, heated towel rail, and contemporary tiling.

Outside, the cottage enjoys a delightful southerly-facing garden laid out in a charming cottage style. A side gate provides convenient rear access, alongside a useful log store.



**Living Room 14'11" x 13'1" (4.57 x 4.01)**

**Dining Room 15'5" x 12'9" (4.72 x 3.89)**

**Kitchen 10'4" x 8'2" (3.17 x 2.49)**

**Conservatory 9'3" x 7'4" (2.82 x 2.26)**

**Utility 10'4" x 6'11" (3.17 x 2.13)**

**Ground Floor Shower Room 5'8" x 4'11" (1.73 x 1.52)**

**Bedroom One 12'4" max x 13'1" max (3.78 max x 3.99 max )**

**Bedroom Two 13'1" x 12'4" max (3.99 x 3.78 max )**

**Bedroom Three 9'4" x 5'8" (2.87 x 1.73)**

**Bathroom 9'4" x 4'3" (2.87 x 1.32)**



Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.