



Preston Road | Preston | Weymouth | DT3 6BG

**Offers Over £550,000**

BEAUMONT  JONES

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Weymouth | DT3 6BG  
Offers Over £550,000**

A substantial detached home set on a generous plot and located in a highly desirable location, offering spacious and versatile accommodation throughout. Requiring modernisation, this property presents an exciting opportunity for buyers to create a truly exceptional family home. With ample parking, a garage (currently converted into a store and workshop), large garden, and additional features such as a conservatory, six double bedroom (two en-suites) and lovely views to the rear aspect over the Preston hilltops.

- Substantial Detached Family Home
- Large Driveway with Plenty of Off-Road Parking
- Generous Rear Garden with Mature Planting
- Six Double Bedrooms over Two Floors
- Two En-suite Shower Rooms
- Fantastic Potential to Extend/Improve (STPP)

### Full Description

#### Accommodation

Entrance to the property is via an enclosed porch with front door opening into the spacious hallway. Offering access to the ground floor accommodation, stairs to the first floor, downstairs cloakroom and a useful understairs storage cupboard. The ground floor features a spacious sitting room with a large box bay window providing plenty of light. There is plenty of space for furniture around a central focal fireplace. The kitchen, with ample cupboard space and views over the garden also provides access to the utility room with similar



Exciting opportunity to create a truly exceptional family home



matching units and door opening to the side access. The adjacent dining room is a further spacious room with sliding doors opening to the conservatory. The generous sized conservatory provides additional living space and enjoys pleasant views over the garden, making it an ideal area for relaxing or entertaining.

To the first floor, there are four double bedrooms including a particularly spacious principal bedroom with fitted wardrobes to one wall and en-suite shower room. A family bathroom serves the first floor, while additional storage is available with an airing cupboard on the landing. From the first floor, stairs rise to the second floor and a more recently loft conversion. There are two further bedrooms on this level, both double bedrooms and complete with rear aspect & Velux windows, offering flexibility for use as a home office, hobby room, or guest space. One of the bedrooms offers access to eaves storage, built-in wardrobes and modern en-suite shower room.

#### Outside

The property is approached via a large driveway providing extensive off-road parking and access to an integral garage, making it ideal for families or those requiring additional storage. The garage has power and light and is currently split into a store with integral access into the house and a further room which would make an excellent workshop. There is gated side access into the garden which can also be accessed via the conservatory. The rear garden is a standout feature — generous in size and mainly laid to lawn with mature trees, shrubs, large greenhouse and a garden shed. This outdoor space offers huge potential for landscaping and is perfect for families or keen gardeners.



## Location

Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors surgery. A little further down the road is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well-regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band E. Services: - Gas central heating, Mains electric & drainage.

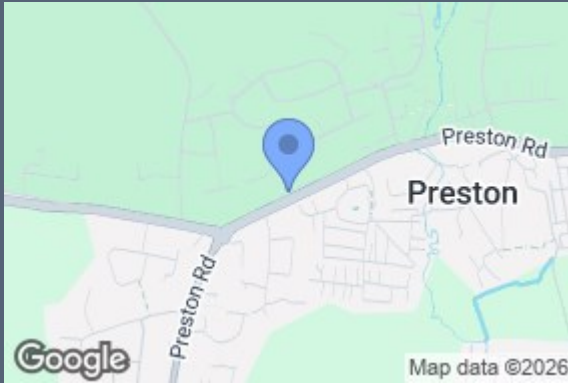
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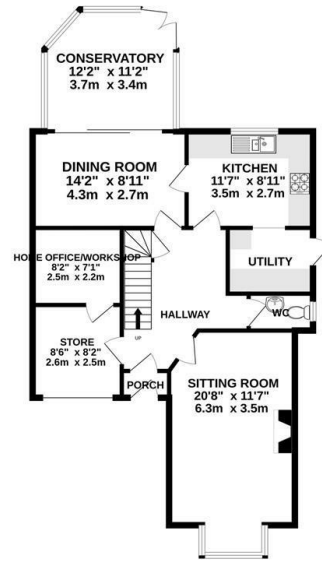
Backdrop of  
Preston hilltops to  
the rear aspect





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

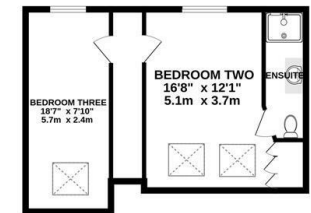
GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



2ND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 2089 sq.ft. (194.1 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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