



Chesildene,

Buxton Road | Rodwell | Weymouth | DT4 9PL

Guide Price £825,000

BEAUMONT  JONES

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This individually designed detached bungalow sits proudly in the middle of a generous sized plot providing privacy, space and impressive entertaining areas including a detached pool house. Set at the end of a private road in Rodwell, close to the coast, this executive residence has gated access, four double bedrooms (two with en-suite), separate study, conservatory, impressive sitting room, level garden and triple garage.

- Exceptional detached bungalow
- Impressive indoor swimming pool complex
- Two en-suite bathrooms & family bathroom
- Four generous sized double bedrooms
- Generous private gardens and entertaining terraces
- Triple garage & large driveway

Full Description

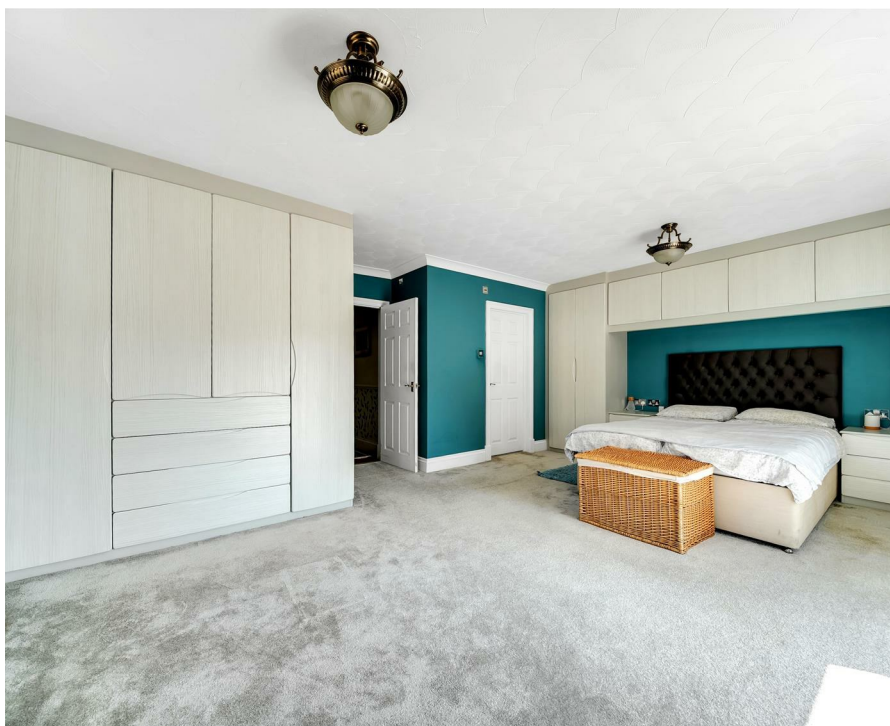
Accommodation

From the moment you step into the impressive reception hall, the scale of the home is immediately apparent. The spacious sitting room provides an elegant yet welcoming living space, centered around a feature fireplace and offering direct access to the conservatory, creating a wonderful connection to the beautifully enclosed gardens.

The heart of the home is the generous sized kitchen/breakfast room, fitted with a range of solid wood



Spacious Four Bedroom Detached Bungalow



units and opening seamlessly into the dining area, making it ideal for everyday family life as well as entertaining. The spacious dining area also has patio doors opening into the garden. There is also a separate utility room. A separate study provides an excellent home office, while the wide hallways and thoughtful layout create a wonderful sense of space throughout.

There are four well-proportioned double bedrooms, with the impressive principal suite benefiting from modern fitted wardrobes, patio doors opening onto the front terrace and a beautifully appointed modern en-suite shower room. Bedroom two also offers plenty of built-in storage and a full en-suite bathroom. The remaining bedrooms are served by a spacious family bathroom and there is also a further guests cloakroom.

Outside

One of the property's most impressive features is the substantial detached pool house. The superb indoor swimming pool is housed within a purpose-built pool house, providing year-round enjoyment and creating a true luxury lifestyle experience. The pool house also contains a separate shower room and cloakroom. Externally, the property occupies a generous plot with extensive paved terraces, mature gardens and ample space for outdoor entertaining. A large detached triple garage provides excellent parking and storage with electric doors, power, light and further eaves storage, while the expansive gated driveway comfortably accommodates numerous vehicles, making it ideal for families, motorhome owners or those with multiple cars. There is a further gated driveway which leads to the pool house.

Location



Located in Rodwell on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path. A family friendly location with well-regarded primary & secondary schools nearby and within catchment.

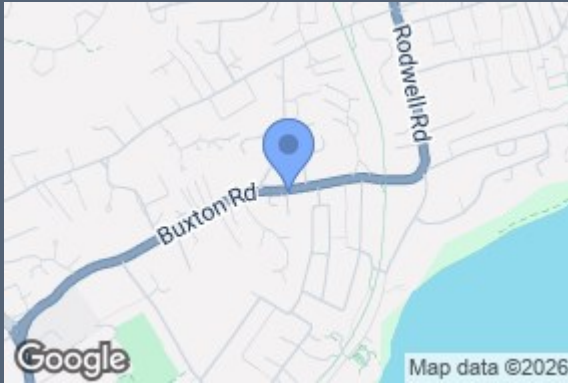
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band G. Services: - Gas boiler to swimming pool & gas connection in the kitchen. Heating is ground source heat pump. Owned solar panels. Mains electric & drainage.

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. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Detached Pool House & Triple Garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC	



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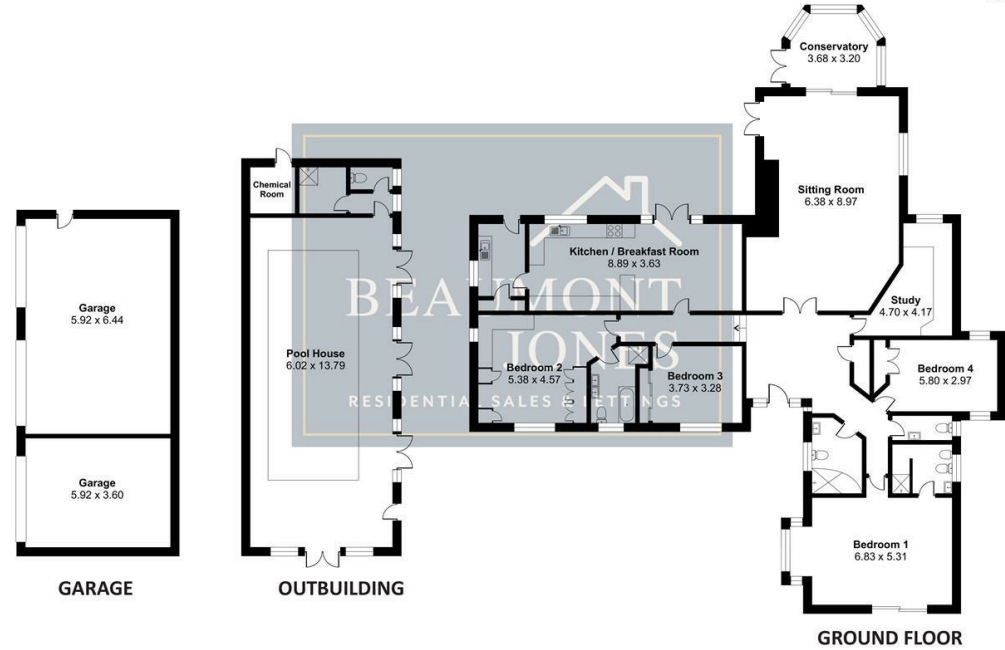
Approximate Ground Floor Area = 3671.03 sq ft / 341.03 sq m

Approximate Outbuilding Area = 1021.60 sq ft / 95.71 sq m

Approximate Garage Area = 638.19 sq ft / 59.79 sq m

Approximate Total Area = 5330.82 sq ft / 496.53 sq m

For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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