



Church Lane

Osmington, Weymouth DT3 6EJ

- Charming Thatched Cottage - Grade II Listed
- Beautifully Presented Throughout
- Modern Fitted Kitchen / Diner
 - Gas Central Heating
- Idyllic Village Location
- Two Bedrooms
- Front Aspect Lounge with Inglenook Fireplace
- Ground Floor Shower Room & First Floor Bathroom
 - Pretty Mature & Rear Garden
- No Onward Chain

Offers In Excess Of £290,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge

16'1" x 13'5"

Inner Hallway

Kitchen / Diner

13'9" x 7'7"

Utility Area

Bedroom Two

7'7" x 7'7"

FIRST FLOOR

Shower Room

First Floor Landing

Bedroom One

20'4" max x 12'6" max

En Suite Bathroom

OUTSIDE

Rear Garden

From the characterful entrance door, access is gained into the stunning lounge enjoying beamed ceilings and a fabulous Inglenook fireplace. Natural light is obtained from two front aspect windows. A door at the rear flows through to an inner hallway leading through to the kitchen / diner, bedroom two, ground floor shower room and utility area. The kitchen hosts a range of eye level and base units with integral hob, oven and extractor fan as well as space for a slimline dishwasher and undercounter fridge. The dining area has ample space for a dining table with dual aspect windows, which overlook the pretty rear garden. The ground floor shower room comprises an independent shower cubicle, low level WC and wash hand basin. Completing the accommodation on this floor is the second bedroom with a rear aspect window with pleasant views of the rear garden.

On the first floor is the main bedroom, this is a spacious room with a built in wardrobe and two windows overlooking the surrounding area. The en-suite bathroom is modern and features a panelled bath with shower mixer tap, pedestal wash hand basin and WC with contemporary tiling to the walls and floor.

The rear garden is a further highlight of this

property. Adjacent to the cottage is a patio area and provides a wonderful space to enjoy this beautifully maintained garden, which is predominately laid to lawn with a vast selection of mature trees and shrubs, enhanced by a babbling stream at the bottom of the garden. A useful garden shed with electricity is included in the sale.

Osmington is a charming Dorset village on the outskirts of Preston with a strong sense of community through its ancient thirteenth century church and vibrant village hall, which offers a full calendar of activities throughout the year. The dramatic Jurassic Coastline and South West Coast Path provide a wonderful setting for beautiful coastal walks and a plethora of countryside walks surround the village. The seaside town of Weymouth is four miles away which offers many local shops, restaurants, bars and theatre as well as main railway links to London.

For further information, or to make an appointment to view this enchanting cottage, please contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 condition or efficiency is given. Made with Metropac ©2021 in green.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

