



## Verlands Road Preston, Weymouth DT3 6BY

- Distinctive Detached Family Home
  - Four Double Bedrooms
- Spacious Dining Room with Direct Access to the Gardens
- First Floor Bathroom with Ground Floor Shower Room
  - Sweeping Driveway & Detached Garage
- Wonderful Elevated Coastal & Countryside Views
  - Fantastic Sitting Room with Inglenook Fireplace
    - Fitted Kitchen with Utility / Breakfast Area
- Wrap Around Gardens & Additional Paddock
  - No Onward Chain

**Auction Guide £580,000 Freehold**





## GROUND FLOOR

**Entrance Porch**  
7'3" x 4'9"

**Entrance Hallway**

**Sitting Room**

**Dining Room**

**Kitchen**  
9'8" x 12'9"

**Breakfast Room / Utility Area**  
10'11" x 4'8"

**Bedroom Four**  
8'7" x 11'11"

**Shower Room**  
6' x 8'1"

## FIRST FLOOR

**First Floor Landing**

**Bedroom One**  
15'9" max x 18'12" max

**Bedroom Two**  
11'6" max x 11'11" max

**Bedroom Three**  
9'0" x 7'1"

**Bathroom**  
9'0" x 7'11"

**Basement**  
14'1" x 11'1"

## OUTSIDE

**Wraparound Gardens**

**Paddock**

**Driveway**

**Garage**  
20'8" x 8'1"

Pickwick is a distinctive detached chalet-style home, full of character and period charm, offering a rare opportunity to modernise and personalise. Arranged over three floors, the property provides generous and versatile accommodation in a sought-after Preston location.

An entrance porch leads into a spacious reception hallway with an open staircase creating a bright and welcoming feel. The sitting room is a standout feature, enjoying wrap-around south-facing windows and an impressive inglenook fireplace. A separate dining room benefits from double doors opening onto the garden, ideal for entertaining. The kitchen offers ample storage with built-in appliances and a central island with hob, while an adjoining breakfast room/utility area provides additional flexibility and direct garden access.

There are four bedrooms, three with built-in storage and wash basins. The main bedroom enjoys far-reaching views towards Portland and Weymouth Bay, while the remaining bedrooms overlook the surrounding countryside. A family bathroom serves the upper floor, complemented by a ground-floor shower room and WC. One bedroom is located on the ground floor, ideal for guests, home working or multi-generational living.

To the rear are two basement rooms with plumbing, offering further potential for storage, hobbies or workspace.

Constructed from natural stone and set on an elevated plot, the property enjoys far-reaching views. A sweeping driveway provides ample parking and leads to a single garage. The generous gardens include lawns, patio seating areas, established planting, a greenhouse, shed and a paddock.

Situated on Verlands Road, the property enjoys a peaceful yet convenient position close to local amenities, schools, transport links, countryside walks and the coast.

For further information or to arrange a viewing, please contact Austin Estate Agents.

Auctioneers Additional Comments;

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the

Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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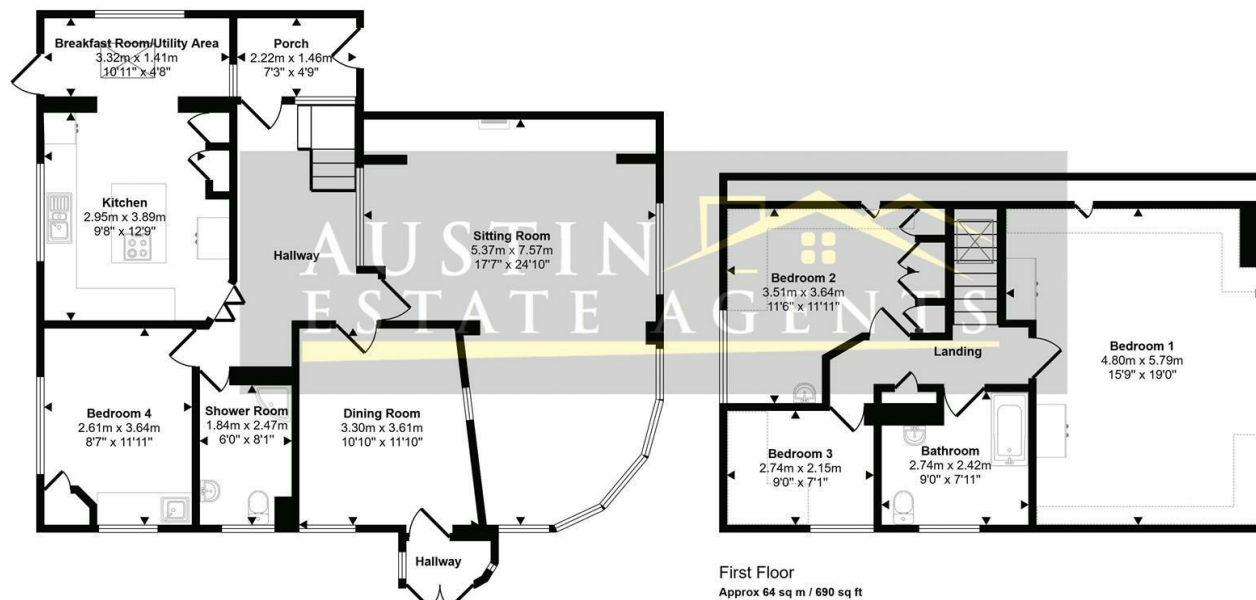
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Local Authority Dorset Council  
Council Tax Band F  
EPC Rating C

Approx Gross Internal Area  
162 sq m / 1743 sq ft



Ground Floor  
Approx 98 sq m / 1053 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.