



**Connells**

Malthouse Meadow  
Portesham WEYMOUTH



## Property Description

A well-presented semi-detached home, ideally positioned in a sought-after cul-de-sac in Portesham village, close to local amenities and within easy reach of the World Heritage coastline.

Built in 2018 by respected local builders CG Fry & Son, the property combines modern design with high-quality finishes and benefits from a larger-than-average, south-facing garden.

The accommodation is arranged over two floors and includes a welcoming entrance hall, a bright dual-aspect sitting room with French doors, woodburner and fitted bookcase, and a stylish kitchen/dining room with integrated appliances and adjoining utility room.

Nestled within an Area of Outstanding Natural Beauty, Portesham offers an idyllic village lifestyle just a few miles from the Jurassic Coast and Chesil Beach.

With a picturesque stream, duck pond and a welcoming community, the village hosts regular events and activities, creating a vibrant yet relaxed atmosphere. Everyday essentials are well catered for, with a local pub, farm shop, primary school, medical centre and more, while convenient bus links connect to Weymouth and Bridport.

Upstairs are three double bedrooms, including a main bedroom with en-suite and fitted wardrobes, along with a contemporary family bathroom.

Outside, the property offers an attached garage, parking, and a beautifully maintained south-facing garden with lawn, sun terrace, pergola and additional patio areas.

## Entrance

Door leading into: -

## Hallway

Tiled flooring. Thermostat. Alarm system. Power points. Telephone point. Wall mounted radiator. Stairs to the first floor. Door leading into: -

## Sitting Room

19' 5" x 11' 1" (5.92m x 3.38m)

Front aspect double glazed sash windows, with fitted shutter enjoying pleasant country views. Wooden style flooring, Power points. Television point. Wall mounted radiator. Feature wood burner with marble surround. Skirt boarding. Rear aspect double glazed french door providing access to the Southerly garden.

## Kitchen/Dining Room

19' 5" x 13' 5" (5.92m x 4.09m)

Front aspect double glazed sash windows, with fitted shutter enjoying pleasant country views. Continuation of tiled flooring. Power points. Wall mounted radiators. Skirt boarding. Rear aspect double glazed window enjoying views over the rear garden. Inset spot lighting. Fully fitted kitchen with high gloss wall and base units, with wooden worksurfaces over. Five ring gas hob with stainless steel extractor hood over. AEG double oven. Integral fridge and freezer. Integral dishwasher. Inset stainless steel sink and drainer unit. Power points. Part tiled walls. Door leading into: -

### Utility Room

7' 6" x 7' 5" (2.29m x 2.26m)

Continuation of tiled flooring. Power points. Wall mounted radiator. Skirt boarding. High gloss wall and base units, with wooden worksurfaces over. Inset stainless steel sink and drainer unit. Space and plumbing for a washing machine and dryer. Rear aspect double glazed door proving further access to the rear garden.

### Cloakroom

Comprising low level WC, wash hand basin and wall mounted radiator. Tiling. Continuation of tiled flooring.

### First Floor Landing

Carpeted. Wall mounted radiator. Loft access. Airing cupboard. Power points. Skirt boarding. Feature front aspect double glazed window boasting open countryside views. Door leading into:

-

### Bedroom One

14' 2" x 13' 6" (4.32m x 4.11m)

Front aspect double glazed window enjoying countryside views. Carpeted. Power points. Skirt boarding. Wall mounted radiator. Door leading into:

-

### En Suite

Impressive suite comprising shower with glass screen, low level WC and wash hand basin. Tiling. Rear aspect double glazed opaque window. Chrome heated towel rail. Extractor fan.

### Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

Front aspect double glazed window enjoying countryside views. Carpeted. Power points. Skirt

boarding. Wall mounted radiator.

### Bedroom Three

12' 4" x 9' 7" (3.76m x 2.92m)

Rear aspect double glazed window enjoying countryside views. Carpeted. Power points. Skirt boarding. Wall mounted radiator.

### Bathroom

Impressive suite comprising panelled p shaped bath with shower over, low level WC and wash hand basin. Tiling. Rear aspect double glazed opaque window. Chrome heated towel rail. Extractor fan.

### Outside

#### Southerly Rear Garden

The rear garden is delightful, boasting a south facing aspect and stocked with an abundance of flowers and shrubs with lawned garden and paved sun terrace immediately adjoining the rear. The garden extends to west side with pergola, climbing roses and further patio area.

#### Driveway

Parking for one vehicle.

#### Garage

19' 4" x 10' 2" (5.89m x 3.10m)

#### Annual Charges

An annual Estate Charge of approximately £300 per annum is payable for the upkeep of communal areas.









**Ground Floor**



**First Floor**

Total floor area 128.0 m<sup>2</sup> (1,378 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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