



Sandbourne Road | | Weymouth | DT3 6QG

Offers Over £525,000

BEAUMONT  JONES

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Offers Over £525,000**

This beautifully presented four-bedroom detached home offers an exceptional opportunity to enjoy spacious living in a truly breathtaking setting. Boasting stunning panoramic views across the Weymouth countryside and towards the iconic Sutton Poyntz White Horse landmark, the property combines comfort with a picturesque backdrop. With generous living spaces, well proportioned bedrooms, and a peaceful location, it is perfectly suited for families or those seeking a tranquil retreat with easy access to local amenities.

- Detached Four Bedroom Home
- Thoughtfully Extended
- Generous Garage
- Close Proximity To Beach
- Owned From New Build
- En-Suite To Principle Room
- Parking For Multiple Vehicles
- Quiet Cul-De-Sac
- Far Reaching Country Views
- Perfect Family Home

Full Description
Accommodation

A welcoming entrance hall sets the tone for the home, offering a sense of space and flow as it leads to the principal living areas. The sitting room is a bright and comfortable space, enjoying a dual aspect with panoramic views across Sutton Poyntz and Weymouth countryside. A stone fireplace with inset gas fire adds a warm focal point, creating an inviting atmosphere for everyday living or entertaining. The drawing room also has a stone fireplace with inset gas fire that can be returned to an opened fire place. To the rear, a separate dining room provides a more formal space for dining and family gatherings. This room has views out towards the rear garden and offers sliding door access directly onto the patio.



Set in a highly desirable location, this property enjoys spectacular panoramic views across the rolling Weymouth countryside, stretching towards the iconic Sutton Poyntz White Horse. The elevated position provides a wonderful sense of space and tranquillity, while still being within easy reach of local amenities and the Jurassic Coast, making it an ideal balance of rural charm and coastal convenience.



The kitchen/breakfast room is fitted with a range of modern wall and base units, complemented by ample worktop space and matching splash back surrounds. Appliances include a built-in double electric oven and four-ring gas hob. There is space for a dishwasher, fridge/freezer, washing machine and tumble dryer. A side door provides further access to the rear garden and initial patio.

Returning to the hallway, a few steps lead to the cloakroom with side aspect window, low level WC and wash hand basin. A staircase leads to the first floor landing, complete with loft access via a pull-down ladder. The loft space is fitted with electric lighting, providing useful additional storage. A large airing cupboard on the landing offers further storage and houses the gas fired boiler.

The property features four bedrooms, three of which are spacious double rooms. Bedroom four is a generous single and offers views over the rear garden. Bedroom three is a double room and offers views over Sutton Poyntz and the White Horse. This room benefits from a generous storage cupboard. Bedroom two is light and airy looking over the rear garden. The principle bedroom also boasts elevated views across Sutton Poyntz, Bincombe Bumps and Weymouth countryside.. The spacious principle suite offers an en-suite with generous sized walk-in shower unit and hand wash basin.

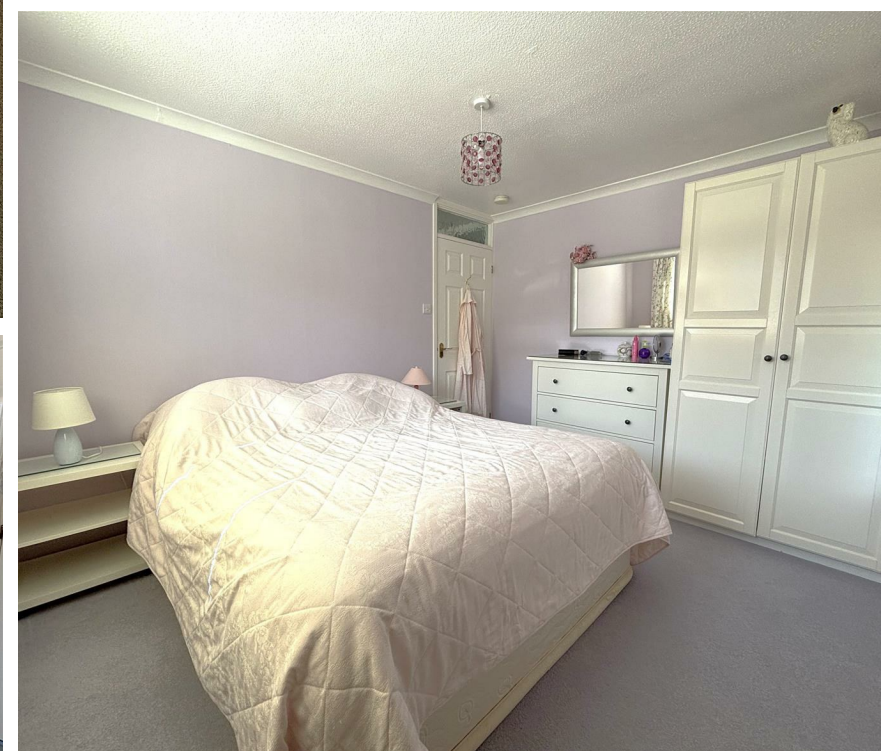
The family bathroom is fitted with a white suite, including both a panelled corner bath and a generous separate walk in shower, offering flexibility for family needs. The room also has a hand wash basin and ample storage space.

Outside

The property sits proudly within its plot, with a spacious driveway to the front offering ample parking for several vehicles, and leading to the attached single garage fitted with power and lighting. A side access door leads to the rear garden.

The front garden is attractively laid to lawn, with a spacious paved terrace creating a lovely welcome with pathway leading to the main entrance.

At the rear, the garden is a particular highlight and it is thoughtfully landscaped. Immediately behind the house is a paved terrace, ideal for outdoor dining and entertaining. Steps lead up to a wide lawn, bordered and dotted with a variety of



mature trees, shrubs, and planting, providing a peaceful and private environment. An elevation seating area can be found further up the garden, with views across to Sutton Poyntz and the White Horse. A well placed garden room is situated at the end of the garden offering flexible use with an adjacent store. A timber garden shed offers additional external storage to the side of the property.

Location

The property is located within the prestigious location of Preston. 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. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths.

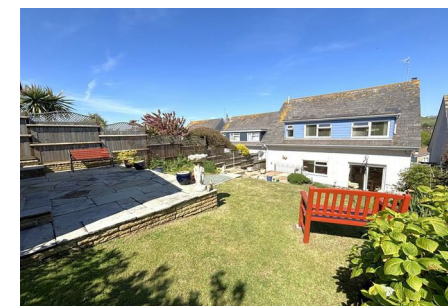
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band E. Services Gas central heating. Mains electric & drainage.

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The property offers spacious and well-designed living accommodation, providing a comfortable and versatile layout ideal for modern family life.



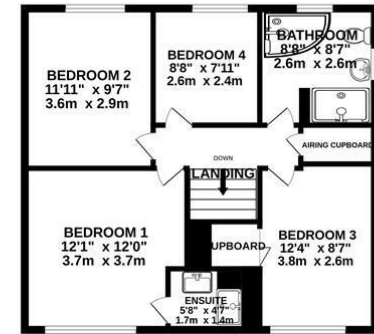


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
1053 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 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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