



Overcombe Drive | Preston | Weymouth | DT3 6QF

Guide Price £550,000

BEAUMONT  JONES

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We are delighted to offer a spacious and elevated three double bedroom detached family home located off Bowleaze Coveaway, Preston. Enjoying far reaching views over Preston & rolling hilltops and within a short walk to the beach and local amenities. The property boasts a generous sized entrance porch, spacious living room, dining room, generous sized kitchen, downstairs cloakroom, three double bedrooms with master en-suite, family bathroom, large mature rear garden with a generous sized summerhouse, larger than average garage and off road parking. This property must be viewed to be appreciated.

- Elevated Three Double Bedroom Detached Family Home
- Large Mature Rear Garden With A Generous Sized Summerhouse
- Located off Bowleaze Coveaway
- Well-Presented Throughout
- Close To A Regular Bus Service
- Two Reception Rooms
- Far Reaching Views Over Preston & Rolling Hilltops
- Downstairs Cloakroom, En-Suite To Master Bedroom & Family Bathroom
- Larger Than Average Garage & Off Road Parking

Full Description

Accommodation:

Entrance into the property is via a useful and spacious enclosed porch with seating and lighting, a door leads into a spacious and welcoming reception hall with stairs rising to the first floor and doors lead through to the principle rooms. The generous sized living room enjoys a triple aspect with patio doors opening to the rear garden and lovely long-range views to the front over Preston and the surrounding hills. There is a separate double aspect dining room and well appointed kitchen with a range of wall and floor cupboards



This spacious elevated detached family home is located within the sought after location of Preston, located off Bowleaze Coveaway.



and tiled floors, pantry, integrated dishwasher and range cooker with electric oven, 5-ring hob and warming plate. Access leads to a lobby with a door to the outside and a cloakroom with gas fired boiler and WC.

The first floor offers a landing area, three bedrooms with the main bedroom including built-in wardrobes and an en-suite shower room. Both the main two bedrooms enjoy delightful views over the surrounding area. A modern fitted family bathroom has the benefit of a claw-foot bath and a separate glazed shower cubicle.

Outside:

The front garden is sloping and designed as a wildlife garden. Steps lead up to the front door with far-reaching hillside views over Preston to the west. A concrete driveway to the front provides off road parking and leads to an integral garage with up and over door with power connected. Pedestrian side access leads to the rear.

The rear garden is an award winning wild life garden stocked with native trees, shrubs, fruit trees and a pond. A paved patio and steps lead up to a private garden stocked with an abundance of shrubs, plants and small trees with a shed and greenhouse with adjacent vegetable plot. Beyond lies a lawned garden with further trees and shrubs leading up to a delightful summerhouse with its own outside timber decking patio designed to take advantage of the peaceful setting and views. Power and light is connected for entertaining with a corner feature stove. To the side of the summerhouse is a further decking area ideal for al-fresco dining.

Location:

The property is situated on the outskirts of Weymouth in one



of the area's most enviable locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe where there are regular swimmers and this is a great spot for paddle boarding and kite surfing too. There are stunning, countryside walks towards the SW coast path right from the front door and a swim is just minutes away! From the field behind the house it's a few minutes' walk to the green, open spaces at Furzy cliff on Bowleaze Cove way and to a choice of cafés overlooking the sea. The wide range of local amenities is close by including a post office / general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist is just a mile away by car or 15 mins walk and there is a regular bus service a short walk away. The bustling and lively town centre is approximately 2 miles away with a comprehensive range of shopping and educational facilities.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E.

Services: - Gas central heating. Mains electric & drainage.

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.



Far reaching views
over Preston and
rolling hilltops.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guide lines.

We value more than your property

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