



Chalbury Close | Preston | Weymouth | DT3 6LE

Offers Over £425,000

BEAUMONT  JONES

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A beautifully presented three-bedroom semi-detached family home, tucked away within a sought-after close in Preston and offering an exceptional rear garden, garage and wonderful outlook towards the surrounding hills. With generous accommodation and excellent potential to extend, subject to the necessary consents, this is a home with plenty to offer both now and for the future.

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Sought-After Close in Preston
- Fabulous Open-Plan Kitchen/Dining Room
- Separate Sitting Room
- Three Well-Proportioned Bedrooms
- Impressive Family Bathroom
- Exceptionally Generous Rear Garden
- Excellent Potential to Extend (Subject to the Necessary Consents)

Full Description

Accommodation

The property is approached via a driveway providing off-road parking and access to the garage, with a lawned front garden creating an attractive approach to the house. Stepping inside, the accommodation is bright, welcoming and beautifully presented throughout. The sitting room is positioned to the front of the property and provides a comfortable family living space, with a large window allowing plenty of natural light and a feature fireplace providing a focal point to the room.

Undoubtedly one of the highlights of the home is the fabulous



Beautifully
Presented Three
Bedroom Family
Home in Preston



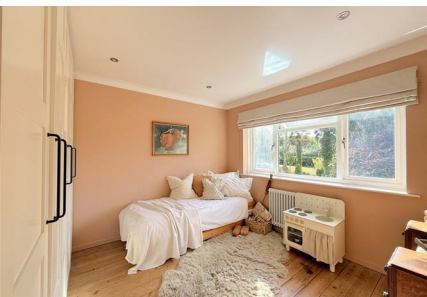
open-plan kitchen/dining room extending across the rear. Designed with family life and entertaining in mind, the kitchen is fitted with an extensive range of shaker-style units complemented by wooden work surfaces and a generous peninsula providing further preparation space and a breakfast bar. There is ample room for a family dining table, while windows and glazed doors open into an open lean-to whilst overlooking the garden create a wonderfully light and sociable space with an excellent connection to the outside.

Upstairs, the property offers three well-proportioned bedrooms, all with inviting open views. The principal bedroom is a generous sized double bedroom with a built-in storage cupboard. Bedroom two is a further double bedroom with lovely views over the rear garden and towards the hilltop. Bedroom three is a compact double or generous sized single.

The family bathroom is particularly impressive, finished with full tiling and featuring both a separate generous sized walk-in shower and a beautiful freestanding roll-top bath and wash hand basin with vanity storage. A separate WC adds further practicality.

Outside

The rear garden is a fantastic feature of the property, extending an impressive distance behind the house and providing a wonderful amount of space for families, entertaining and outdoor living. A paved seating area immediately adjoining the property provides the perfect spot for summer dining, opening onto an extensive lawn surrounded by mature trees and planting. Beyond the garden, the property enjoys an attractive open outlook towards the surrounding hilltops and countryside, giving the rear of the home a lovely sense of space. The generous plot also offers exciting potential for extension or further development of the existing accommodation, subject of course to the necessary planning permissions and consents. To the side is a garage, approached via the driveway, providing useful parking and storage. There is space and plumbing in here for a washing machine and tumble dryer.





Location

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. A little further down the road is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well-regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Agents Note: - In accordance with the Estate Agents Act 1979, prospective purchasers are advised that the vendor of this property is an employee of Beaumont Jones.

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

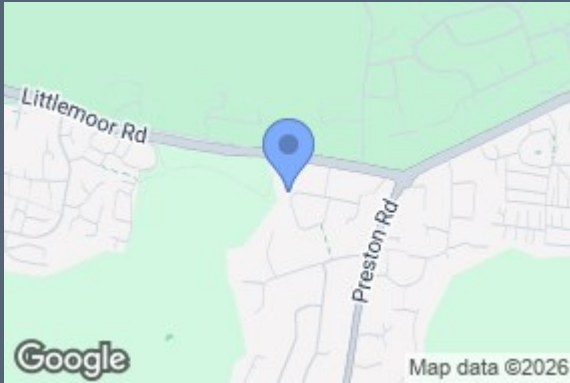
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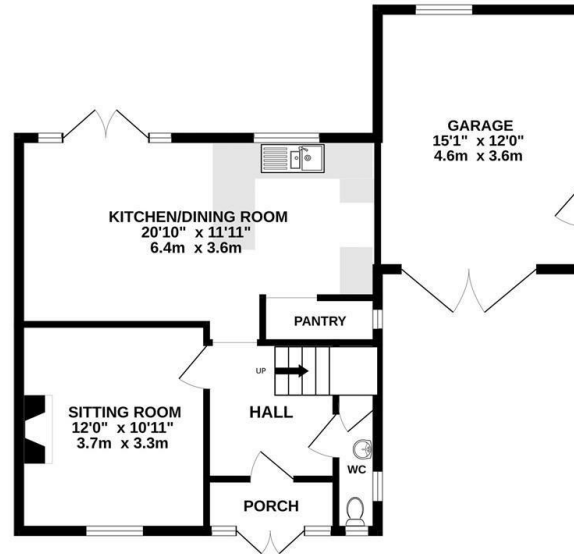
Large Garden &
Countryside
Outlook



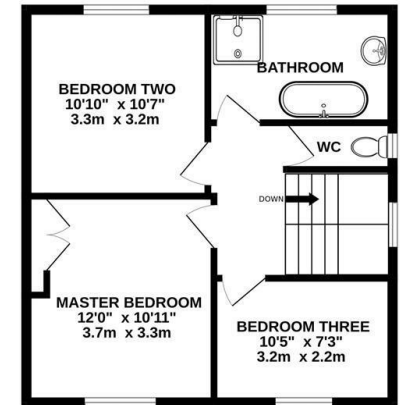


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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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