

Box Tree Cottage

Sutton Road | Preston | Weymouth | DT3 6BX

Offers Over £416,500

BEAUMONT JONES

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Charming Grade II listed detached thatched cottage dating from the 17th century, beautifully extended to provide spacious accommodation. Offering three double bedrooms, including a principal bedroom with en-suite, together with a wealth of character features. Set within a large mature garden, the cottage also benefits from gated off-road parking. Rarely available, this quintessential country cottage presents a wonderful opportunity to acquire a character-filled home of considerable charm and historic significance in an idyllic setting.

- Offered With No Onward Chain
- Gated Off Road Parking For Multiple Vehicles
- Large Shed / Workshop
- Short Distance Of Beach
- Full Of Original Character And Charm
- Three Double Bedrooms
- Generous Mature Gardens
- Set Moments Away From Sutton Poyntz
- En-Suite To Bedroom One
- Easy Access In And Out Of Weymouth

Full Description

Accomodation

Believed to have been built in the 17th Century, this truly unique cottage has been modernised and thoughtfully extended. Entrance is through the charming front door and into the reception room with stairs and doors leading to all other accommodation. The reception room has a multi fuel burner and is placed at the heart of the house. A door leads into the sitting room which offers generous living accommodation for large pieces of furniture. This room has a multi fuel burner as the focal point on the room with original







Charming and beautifully extended Grade II listed detached thatched cottage dating back to the 17th century, combining an abundance of period character with practical modern living. This delightful home offers three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a range of attractive original features.











wooden beam features and deep inset cottage windows. A further door leads in to the dining room and kitchen. The dining room has access to garden and has space for a large dining room table and chairs. The kitchen is thoughtfully designed and offers wall and base units. There is a built in dishwasher, washing machine, oven and fridge freezer.

Returning back to the reception room, a door takes you to the ground floor shower room, bedroom two and bedroom three. The shower room is tiled floor to ceiling with a modern suite including corner shower unit, vanity basin and low level WC. Bedroom three is a small double with views onto the side garden and built in storage. Bedroom two is a good sized double with a built in double wardrobe and views over the side garden. Stairs from the reception room lead up to bedroom one. Bedroom one is full of character with exposed original beams and built in wardrobes. This room benefits from a generous bathroom with freestanding roll top bath, vanity sink unit, low level WC and shelved airing cupboard.

Outside

A particular feature of this enchanting cottage is its generous south-facing wrap-around garden, which provides a wonderful setting to enjoy the changing seasons. Beautifully established with an array of mature shrubs, colourful flower beds and specimen trees, the garden offers a variety of peaceful spaces for relaxation and entertaining. Whether enjoying a morning coffee in the sunshine, dining alfresco with family and friends, or simply unwinding amidst the tranquil surroundings, there is always a perfect spot to be found. Further enhancing the appeal is a charming summer house, together with a substantial secluded workshop and external working area offering excellent versatility for hobbies, storage or home projects. To the front, a large gravelled driveway provides ample parking for up to five











vehicles and benefits from gated access, creating a welcoming sense of privacy and security.

Located on the outskirts of the village in Sutton Poyntz, one of Dorset's most sought-after coastal villages. The centre of the village offers a popular character public house overlooking a charming duck pond. A short walk away is Preston, one of the most sought-after residential areas of Weymouth, well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Heading towards the coastal end of Preston is a local florist, post office and convenience store on the corner of Preston Beach Road. 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: - Mains electric & drainage.

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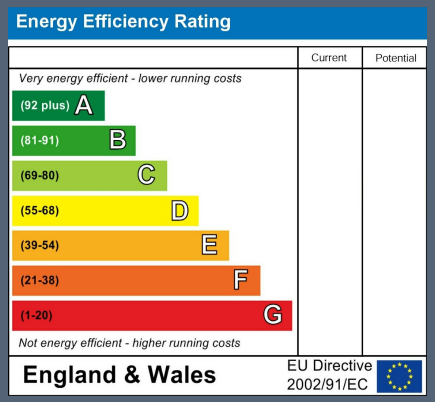
Set within a generous mature garden, the property enjoys extensive outdoor space ideal for families, entertaining and gardening enthusiasts alike. Further benefits include gated off-road parking, providing both convenience and privacy.

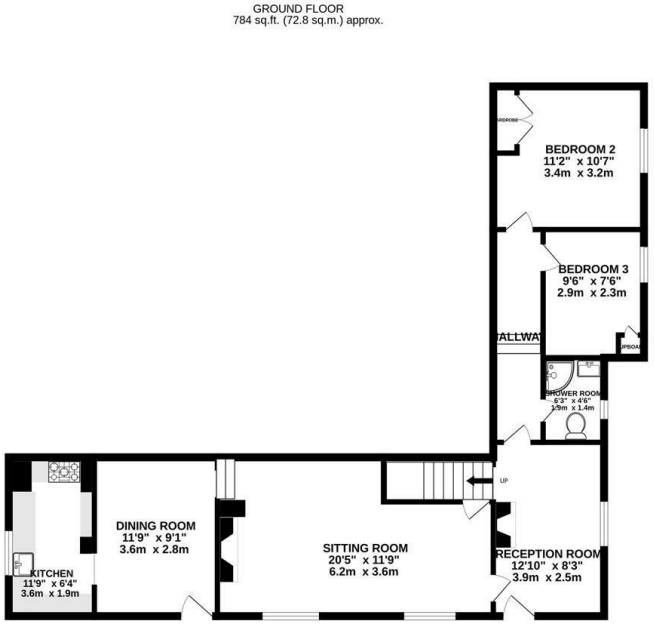














TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

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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