



Stroudley Crescent | Preston | Weymouth | DT3 6NT

Guide Price £625,000

BEAUMONT  JONES

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A unique and substantial three bedroom detached residence positioned in one of Preston's most sought-after locations, enjoying stunning far reaching countryside and coastal views from an elevated setting. Offered for sale with no forward chain, this versatile 'upside down' home has been thoughtfully designed to maximise the outlook, with principal living accommodation positioned on the first floor opening onto a large balcony/terrace ideal for entertaining or simply enjoying the panoramic vista. Externally, there is also a generous sized mature rear garden, double garage and driveway.

- Stunning Far Reaching Countryside & Coastal Views
- Unique & Substantial Detached Residence
- Scope for Modernisation, Re-Configuration & Extension (STP)
- Beautiful Landscaped Plot with Elevated Terrace & Views
- Large Balcony Terrace to Enjoy the Vista
- Spacious Through-out with Three Double Bedrooms
- Integral Double Garage with Driveway
- Quiet Cul-De-Sac Position in Coastal Preston

Full Description Accommodation

Entrance to the property is via a covered porch and front door opening into a welcoming hallway. Spacious and full of light, which is the theme of this house, there is a cloakroom and useful storage cupboard on entrance along with access into the living accommodation. There is a spacious, triple-aspect open-plan sitting/dining room, where your eye is immediately drawn to the wonderful outlook - panoramic elevated views over Preston and towards the sea. There are large sliding patio doors opening onto the large balcony/terrace. There is a focal fireplace with gas point and to the rear of this inviting room is a dining area offering plenty of space for a dining table.



Panoramic Coastal
& Countryside
Views from this
Unique Elevated
Home



There is a sliding door and additional door leading through to a well-fitted kitchen/breakfast room - creating either an open space or equally can be closed off for separation whilst cooking. The well-kept kitchen offers a range of wall and base units, integrated fridge, oven, microwave, with a separate gas hob. There is plenty of space for a breakfast table along with further stunning coastal views through the rear window, and a door leads directly out to the large balcony/terrace — the perfect spot for entertaining. The property benefits from a water softener located in the cellar under the garage.

Off the kitchen is a generous sized utility room, with additional storage, space for an upright freezer, and a water supply. This room provides access to the side porch, rear garden, and the double garage. The garage includes a mechanic's pit, sink, further storage, access to a cellar and a loft space

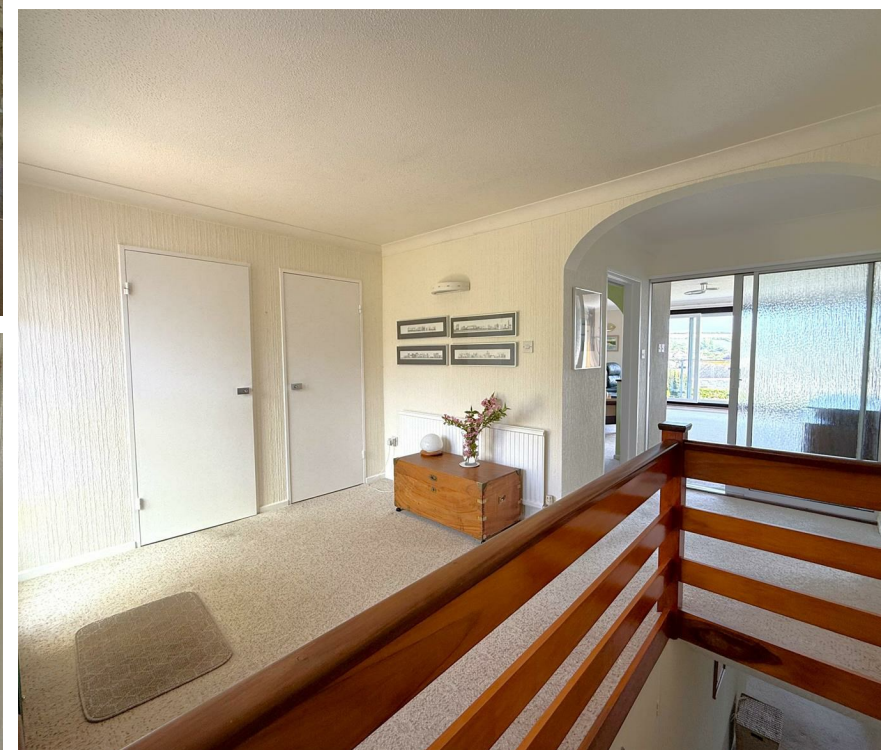
Returning to the welcoming hallway, stairs lead down to the lower ground floor with access to a large storage area (previously used as a wine store) before entering the downstairs landing. The spacious landing offers access to all three bedrooms, large family bathroom as well as access to the garden and a large laundry cupboard with space and plumbing for a washing machine.

The master bedroom offers a lovely rear aspect, a generous sized double bedroom with plenty of built-in wardrobe space to one wall and further built-in storage. Bedroom two is another generous sized bedroom with further views and built-in storage. Bedroom three, a further generous sized double bedroom with its own built-in wardrobes and storage, enjoys a side aspect window overlooking the landscaped terrace. The large family bathroom is impressive in size, featuring a sunken bath, double walk-in shower, his and hers sinks, WC, and bidet.

Outside

The large wrap-around balcony/terrace is a true highlight of this home, accessed via the sitting room or kitchen and having been recently renovated to include modern steel and glass balustrade. The views are superb and far-reaching with a vista spanning from the the Isle of Portland, over the sea at Overcombe, to the backdrop of the rolling countryside which surround Preston. The terrace area offers plenty of space for furniture to sit and enjoy the sunny position, take in the views and for entertaining friends and family. The landscaped rear and side garden is a true delight, it includes a large patio area abutting the house, manicured





lawns, mature borders, water features, water and three separate external power supplies, landscaped terraced areas with attractive rockery areas and flowering shrubs. There is a further elevated patio area enjoying the sea and country views. There is access to the garden from both sides of the house and it also includes an external garden store. To the bottom of the garden, you'll find a wonderful collection of fruit trees with apple, pear and plum trees. This fruitful garden also includes raspberries, blackcurrants, a raised vegetable patch, and a greenhouse.

To the front of the house is a private driveway providing off-road parking & access to the double garage..

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. There is a regular bus route running from the next road along into Weymouth town centre.

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

Disclaimer: - 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.

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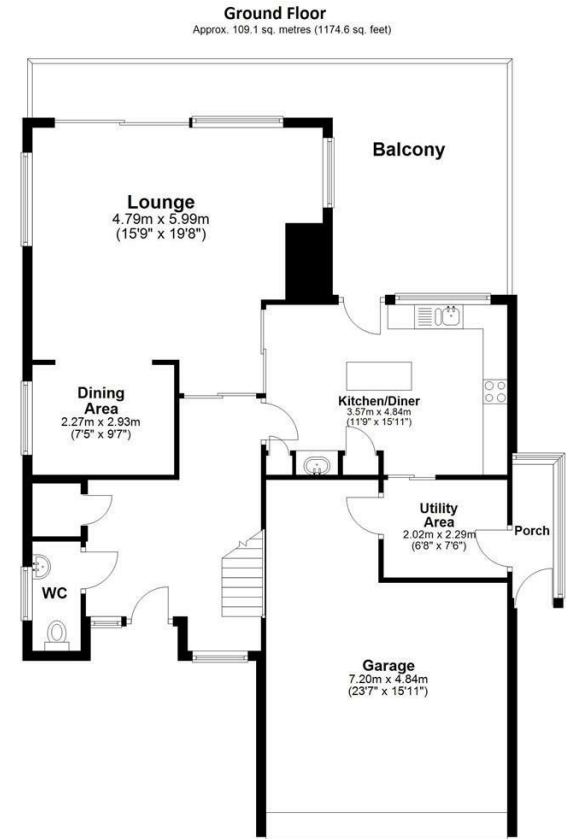


Elevated & Quiet
Cul-de-Sac
Position
overlooking Preston





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Total area: approx. 179.7 sq. metres (1934.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.
Plan produced using PlanUp.

We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk