



Coldharbour | Chickerell | Weymouth | DT3 4BG

Offers Over £475,000



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We are delighted to bring to the market this truly stunning family home which is located in the idyllic location of Coldharbour on the outskirts of Chickerell. This beautiful property was previously a farmers cottage but has been extended and modernised throughout mixing characterful features and modern aspects perfectly. The property offers a high spec kitchen/diner, living room with exposed beams and log burner, three double bedrooms, dining room, office/bedroom four, family bathroom, downstairs WC, large rear garden, driveway and larger than standard garage. This property must be viewed to be appreciated.

- Stunning Views over Countryside
- Sat Upon a Substantial Plot with Garage and Parking for Multiple Vehicles
- Idyllic Rural Location
- Characterful Features Throughout Including Exposed Beams
- Extended and Beautifully Modernised
- Versatile Living Accommodation with Three Reception Rooms

Full Description

Entrance into this wonderful family home is via a front aspect door leading into an enclosed storm porch with a further door leading into a spacious dining room. The dining room is a great sized room offering plenty of space for dining furniture, boxed bay window with front aspect double glazed windows, exposed beams and doors leading to living room and inner hallway. The living room is a charming room with exposed wooden beams, log burner, dual aspect double glazed windows allowing an abundance of light to flood through and a further door leading to another inner hall. The third reception room is a very versatile room, currently set up as an office but could be used as an additional bedroom, this room offers dual aspect double glazed



This Semi Detached property would make the perfect family home.



windows and a rear aspect double glazed door opening onto the rear garden. The cloakroom offers a rear aspect double glazed window, fully tiled walls, low level WC with concealed cistern, heated towel rail and a wash hand basin. The beautiful kitchen/diner is part of the extension and is the main hub of the home, great for entertaining and enjoying family time offering a wide range of shaker style eye and base level units with solid oak work surfaces over, Karndean flooring throughout, centre island providing further storage cupboards and breakfast bar, integrated appliances include an eye level Neff double oven, four ring AEG hob with extractor hood over, AEG fridge freezer, Bosch dishwasher and Bosch washing machine. The kitchen also boasts an electric double glazed Velux window, spotlights, under stair storage cupboard, rear aspect double glazed window over looking the countryside and a double glazed door opening onto the rear garden.

The first floor offers a generous sized landing with a rear aspect double glazed window, storage cupboard and doors lead through to three double bedrooms and the family bathroom. The master bedroom is a generous sized double with a lovely bay window over looking the countryside hill tops, two built in wardrobes and a wall mounted radiator. Bedroom two is a further generous sized double offering plenty of space for bedroom furniture as well as a front aspect double glazed window and a wall mounted radiator. Bedroom three is another double also offering plenty of space for bedroom furniture, rear aspect double glazed window over looking the rear garden, wash hand basin and a wall mounted radiator. The family bathroom is another great sized room with tiled walls and flooring with a suite including a panel enclosed bath with glass shower screen attached and a wall mounted mixer shower over head, low level WC, wash hand basin, wall mounted heated towel rail, rear aspect double glazed window, spotlights and a built in storage cupboard.

The stunning rear garden has the most picturesque countryside back drop over looking the countryside hills. The vendor informs us the plot is sat upon 0.3 acres with the substantial rear garden being mostly laid to lawn with a large patio area abutting the property. The patio area is the perfect space for a table and chairs



to enjoy the countryside views, there is a vegetable patch area next to the patio, hard standing for a shed and greenhouse, to the bottom of the garden there is a fenced area around the apple tree. There is side access via wrought iron gates leading to the front of the property. The pretty front garden is laid to lawn with mature shrubs, trees and pathway leading to the front door. The driveway is mostly stone to shingle providing off road parking for multiple vehicles and a small hardstanding area. The larger than average garage offers an electric roller door, power, lighting, side aspect double glazed door, rear aspect double glazed window and boarded loft creating further storage.

The property is well positioned in Coldharbour, on the outskirts of Chickerell the property is situated within the catchment area of well regarded primary and secondary schools. Chickerell itself has a local shop, two public houses, a restaurant, chemist, and post office. Nearby supermarket and industry shopping units include fast food and coffee shop units. There are lots of scenic coastal walks and links to the Southwest Coast path. A short drive away is Weymouth, a Georgian seaside resort with award winning sandy beach and town centre with a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band D. Services: Oil 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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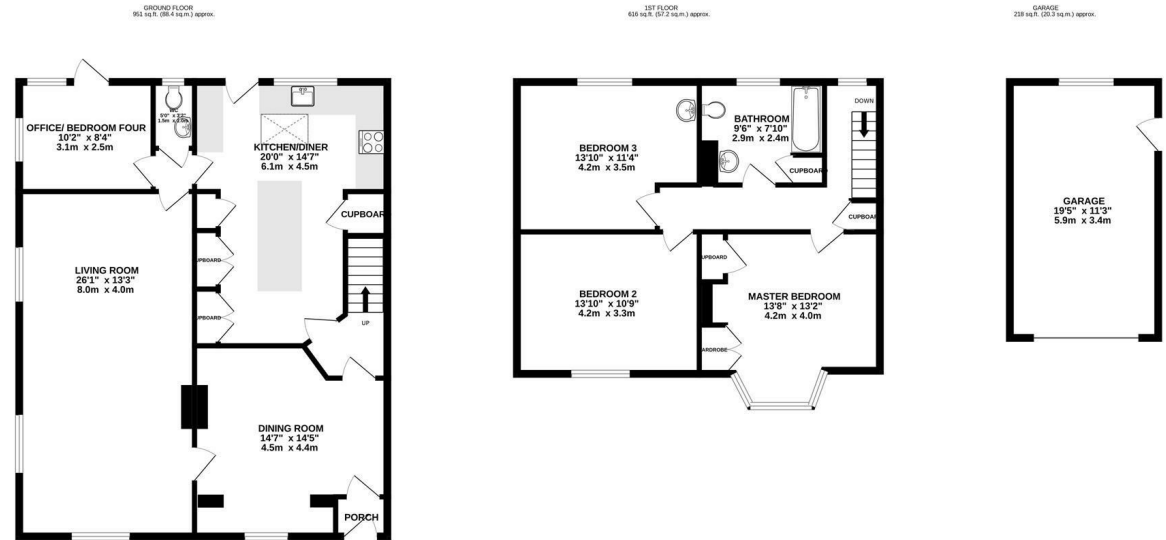


Driveway providing off road parking for multiple vehicles as well as a larger than average garage.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1785 sq.ft. (165.8 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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