



Courage Way | Chickerell | Weymouth | DT3 4GJ

Guide Price £475,000

BEAUMONT  JONES

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This spacious & immaculate four/five bedroom detached family home is located in the picturesque newly built development of Chesil Reach in Chickerell. Overlooking the central green and offering some lovely elevated countryside & coastal views, accommodation spans over three floors. There are lovely high ceilings through-out, parking for two cars and generous sized single garage.

- Substantial Detached Residence
- Well-Positioned in Newly Built Development
- Elevated Far-Reaching Views
- Four/Five Bedrooms (One with Large En-suite)
- Popular Chickerell Location
- Generous Single Garage & Parking for Two

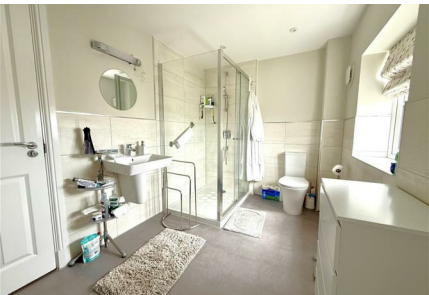
Full Description

Accommodation

Offered for sale with no forward chain, entrance to the property is via the front door opening in a welcoming spacious hallway, there is plenty of space for furniture to store coats & shoes, stairs rising to the first floor and doors open to the following rooms. The beautiful kitchen/diner/family room runs the width of the house and offers plenty of space for furniture, there is an inviting bay window to the front aspect and rear aspect window overlooking the garden. There is space for a dining table and living area. The modern kitchen is beautifully appointed with a range of shaker style wall and base units, built-in ceramic sink &



Newly built spacious four/five bedroom detached townhouse located in the sought-after Chesil Reach development.



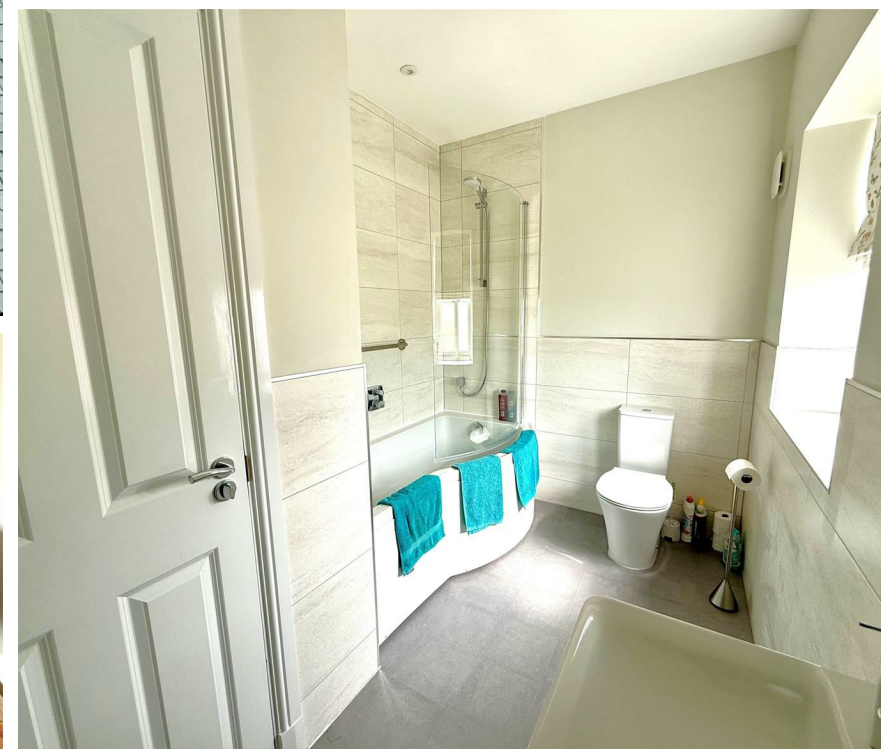
drainer, double oven, five ring induction hob, fridge/freezer and dishwasher. There is a spacious separate utility room with matching units and worktop, space and plumbing for a washing machine and separate tumble dryer. There are three useful storage cupboards and door giving access into the garden.

Returning to the entrance hall, there is a modern cloakroom with low level WC and pedestal wash hand basin along with stairs rising to the first floor. Bedroom one/additional sitting room is similar in size to the kitchen/diner/family room and runs the width of the house. There is an inviting bay window to the front aspect offering views over the green in front and a light rear aspect with views over the garden. There is plenty of space for furniture and a focal fireplace making this room either an impressive bedroom or additional lounge. Bedroom five is also on this level with similar views over the green, a compact double, ideal guest room or even home office. The bathroom is positioned to the rear of the first floor and includes a p-shaped bath with shower and screen over, low level WC & wash hand basin.

From the first floor landing stairs rise to the second floor with access to a large storage cupboard, loft hatch and doors to the remaining rooms. Bedroom two is a generous sized double bedroom with rear aspect window offering far-reaching views towards the coast and surrounding countryside. There is a jack & Jill en-suite which is also accessed from the landing, this spacious bathroom offers a large walk-in shower, wash hand basin and low level WC. Bedroom three is a double bedroom with front aspect window offering views over the green and open countryside views beyond. Bedroom four is a compact double bedroom with similar views.

Outside

The south-westerly facing rear garden is a generous size and has been beautifully landscaped. There is a patio area abutting the house which has been extended with composite decking and Portland stone borders creating a sizeable space for entertaining and garden furniture. A few steps lead down the level lawn area with pretty shrub and flower borders. The garden extends round



to the side of the house with a gate opening to the front of the house. There is also a rear gate giving access to the block paved parking area with space for two cars. The garage is a generous sized single with electric up and over door, power and light.

Location

Located close to the heart of the ever-popular family location of Chickerell, the property is situated within the catchment area of well regarded primary and secondary schools. Chickerell 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 E. Services: - Air source heat pump, 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 far-reaching countryside & coastal views, off-road parking for two cars and generous sized single garage.

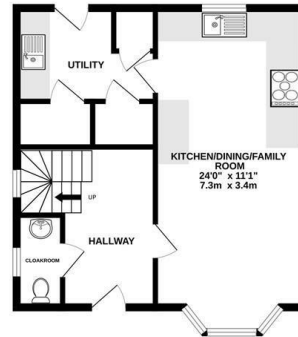
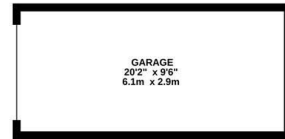




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	91
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.5 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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