

Symonds
& Sampson

32 Malthouse Meadows

Portesham, Weymouth, Dorset

32

Malthouse Meadow
Portesham
Weymouth
Dorset DT3 4NS

A highly impressive stone fronted semi detached house delightfully situated in a sought after cul-de-sac location in Portesham village, close to a range of local amenities and within easy access to the World Heritage coast.



- Impressive recently built semi detached house in sought after West Dorset village
- High specification throughout with contemporary fitted kitchen and bathrooms
 - Front aspect sitting room and extensively fitted open plan kitchen/dining room
- Three double bedrooms with en-suite shower room and family bathroom
 - Delightful private westerly facing enclosed rear garden
- Brick paved driveway with off road parking and garage
 - Attractive countryside setting with rural views
 - Balance of 10 year NHBC Guarantee

Guide Price **£475,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Built in 2018 by well-regarded local builders CG Fry and Son and situated in a highly desirable cul-de-sac location within Portesham village, this delightful stone fronted semi detached house offers a host of modern and contemporary features together with delightful westerly facing gardens.

Constructed with attractive stone and rendered elevations, the accommodation is finished to a high specification throughout.

ACCOMMODATION

On the ground floor, a welcoming reception hall with attractive tiled flooring leads to the first floor accommodation together with doors to a cloakroom, kitchen and sitting room. The sitting room has a front aspect with a polished stone fireplace and remote controlled coal effect electric fire. The kitchen/dining room is a particular feature, extensively fitted with an attractive range of wall and floor cupboards with integrated dishwasher, washing machine, fridge/freezer, built-in double oven, five-ring gas hob and extractor hood. Tiled floorings run throughout the room and into the dining area with French doors opening to the rear garden.

On the first floor are three double bedrooms with the main bedroom having a well-appointed en-suite shower room. The family bathroom has a contemporary fitted white suite with a bath and shower over.

OUTSIDE

A brick-paved driveway to the side provides off-road parking and

leads to a single garage with power and light and electrically operated door. Pedestrian side access leads to the rear. The rear garden is delightful, enjoying a westerly-facing aspect and stocked with shrubs with a lawned garden and paved sun terrace immediately adjoining the rear.

DIRECTIONS

What3words:///pupils.speeding.faded

SITUATION

Portesham is a popular village within an area of Outstanding Natural Beauty and just a few miles inland from the World Heritage Jurassic coast and famous Chesil Beach. This pretty village features a stream running through it, with its own resident ducks and geese on the pond. Portesham has a vibrant and sociable community offering regular events, clubs and activities at the modern village hall.

There are numerous village facilities including a pretty Anglican Church, great local pub, well-stocked farm shop, a thriving primary school, a popular medical centre and 'pop-up' Post Office. Buses run through the village to Weymouth and Bridport and beyond.

There are fantastic access points to Jurassic coastal walks, including to the nearby village of Abbotsbury famous for its stone cottages and local amenities including village stores, the Swannery and St Catherine's Chapel.

The village is ideally situated approximately 7 miles southwest of

the county town of Dorchester and 7 miles west of the seaside town of Weymouth. Both towns have train links to London Waterloo.

The county town of Dorchester has a great selection of both independent and national retailers, well regarded schools, choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour.

SERVICES

Electricity, mains water and drainage.
LPG gas fired central heating.

Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band E.

Broadband-Superfast broadband is available.
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

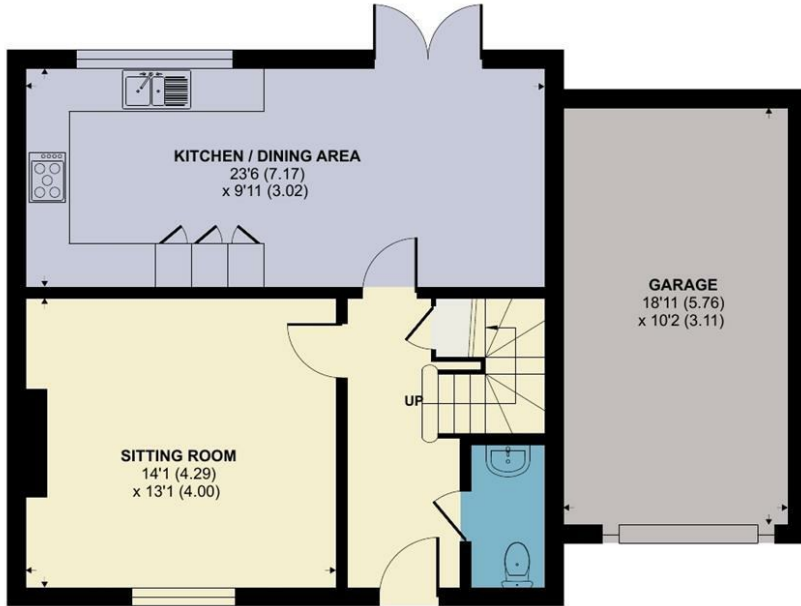
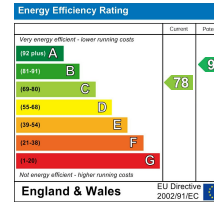
MATERIAL INFORMATION

Malthouse Meadow Management Co Ltd
An annual Estate Charge of approximately £300 per annum is payable for the upkeep of communal areas
We are advised that each resident has a share.



Malthouse Meadow, Portesham, Weymouth

Approximate Area = 1106 sq ft / 102.7 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1299 sq ft / 120.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1273573



Poundbury/DW/4.3.26



01305 251154

poundbury@symondsandsampson.co.uk
 Symonds & Sampson LLP
 Arch Point House, 7 Queen Mother Square,
 Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT