



Oldridge Road | Chickerell | Weymouth | DT3 4FN

£525,000

BEAUMONT  JONES

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We are delighted to offer this attractive and modern four double bedroom detached family home within the popular development of Greys Field, Chickerell. The property boasts a double garage, off road parking for two vehicles, beautiful private rear garden, large kitchen/diner, utility room, downstairs cloakroom, spacious living room, en-suite to master bedroom and a family bathroom. This property must be viewed to be fully appreciated.

- Beautiful Four Double Bedroom Detached Family Home
- Spacious Kitchen/Diner with Breakfast Bar
- Built In 2018 by CG FRY
- Double Garage & Off Road Parking for Two Vehicles
- Landscaped Private Enclosed Rear Garden
- Greys Field Development In Chickerell

Full Description

Entrance into this beautiful family home is via a front aspect composite door leading into a welcoming hallway with spotlights, stairs rising to the first floor, wall mounted radiator, tiled flooring and doors lead through to the main principle rooms. The generous sized contemporary cloakroom offers a low level WC, wash hand basin, tiled flooring, part tiled walls, extractor fan and spotlights. The living room offers front aspect double glazed sash windows adding character to a modern build home, rear aspect double glazed French doors leading out onto the garden, gas fire set within a marble hearth and surround, spotlights and a wall mounted radiator. The beautiful and large kitchen/diner is the main hub of the home and great for entertaining and enjoying family time offering a wide range of eye and base level units with work surfaces over, breakfast bar area,



Built in 2018 by CG FRY with 2 year's remaining on the NHBC warranty.



integral eye level double oven with inset five ring gas burner and extractor hood over, integrated dishwasher and fridge/freezer, dual aspect double glazed windows including a double glazed front aspect sash window, tiled flooring, spotlights and a door leads through to the utility room. The utility offers a rear aspect double glazed door leading out onto the garden, eye and base level units with work surface over, sink unit, spotlights, space and plumbing for a washing machine and tumble dryer and a wall mounted gas boiler.

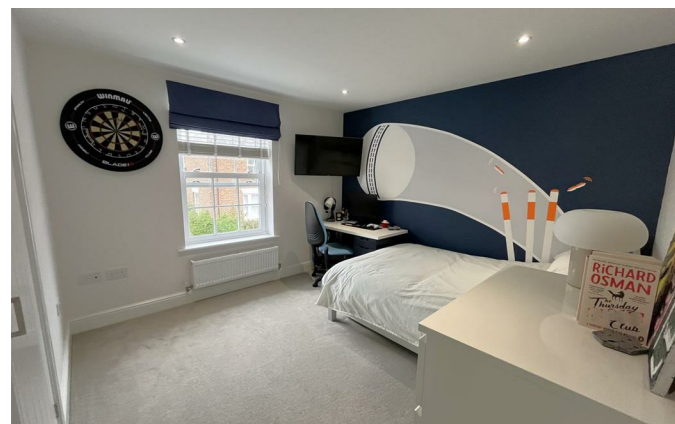


The first floor offers a landing area with a built in airing cupboard housing a pressurised tank system, loft access via a hatch, spotlights, wall mounted radiator and doors lead through to four double bedrooms and the main family bathroom. The master bedroom is a generous size offering plenty of space for bedroom furniture, front aspect double glazed sash window, spotlights, wall mounted radiator and a door leads through to the en-suite. The en-suite offers a modern and contemporary suite including a walk in shower cubicle with a wall mounted mixer shower system over, low level WC, vanity wash hand basin, wall mounted towel rail heater, tiled flooring, part tiled walls, extractor fan, spotlights and a front aspect double glazed opaque sash window. Bedroom two is a double with a front aspect double glazed sash window, built in wardrobe, spotlights and a wall mounted radiator. Bedroom three is a further double offering a rear aspect double glazed window, built in wardrobe with sliding doors, spotlights and a wall mounted radiator. Bedroom four is also a double with a rear aspect double glazed window, built in wardrobe with sliding doors, spotlights and a wall mounted radiator. The main family bathroom has a modern suite offering a P-Shaped panel enclosed bath with a wall mounted mixer shower system over with shower screen attached, low level WC, wall mounted wash hand basin, wall mounted towel rail heater, tiled flooring, part tiled walls, extractor fan, spotlights and a rear aspect double glazed window.



Outside offers a beautiful private landscaped rear garden with different sections to enjoy the sunshine. The garden is mostly laid to lawn with a large section being porcelain tiled abutting the property creating a great space for a table and chairs. Pathway leads to another sunny section providing a composite decking area for a further table and chairs. There is side and rear access leading into the garden as well as a double glazed UPVC door opening into the double garage. The double garage has been partitioned creating a beautiful office area, boasting a side aspect double glazed window, two double glazed Velux windows and under floor heating. The remainder of the garage provides





ample parking for multiple vehicles, power, lighting and boarded loft space creating further storage. To the the front of the garage there is off road parking for two vehicles. The front of the property has wrought iron railings with hedge rows and stone to shingle behind.

The property is well positioned in the heart of the ever-popular family location of Greys Field, 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.

Agents Note: There is a community service charge of £230 per annum.

Rating Authority: - Dorset (West Dorset) Council. Council Tax Band E. 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. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

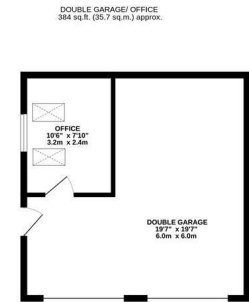
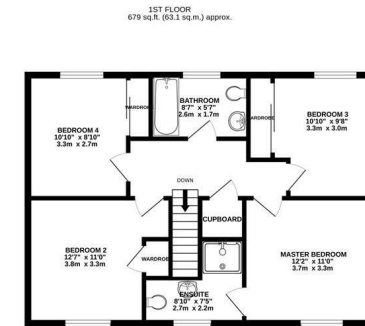
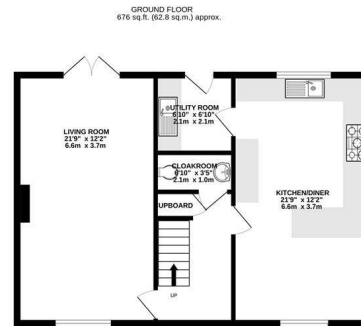


This attractive family home sits within a great position within the Greys Field development in Chickerell and is close to good local primary and secondary schools.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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 : 1740 sq.ft. (161.6 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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