



Buxton Road | Rodwell | Weymouth | DT4 9PN

**Offers Over £550,000**

BEAUMONT  JONES

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**Weymouth | DT4 9PN**  
**Offers Over £550,000**

We are delighted to offer a substantial five bedroom residence dating back to 1785, a former coach house for Belfield House. This beautiful Grade II listed property has been modernised to a high standard whilst retaining an abundance of character. Located within a tucked-away position off Buxton Road in Rodwell, double wooden gates open into a grand entrance with a graveled driveway providing off road parking for several vehicles and a large mature rear garden. Internally boasts a warm and welcoming hall, spacious lounge/diner with a wood burning stove, beautiful kitchen/breakfast room with a centre Island and Quartz worktops, large family bathroom with a free-standing roll-top bath and a Jack n Jill en-suite to the master bedroom and bedroom two. This property must be viewed to be appreciated.

- Substantial Five Bedroom Character Residence
- Impressive Lounge/Diner with a Wood Burning Stove
- Set Within Beautiful Grounds Including a Large Graveled Driveway & Mature Gardens
- Located In a Tucked-Away Position off Buxton Road In Rodwell
- Beautiful Kitchen/Breakfast Room with Centre Island & Quartz Worktops
- Large Family Bathroom with a Free-Standing Roll-Top Bath
- Jack n Jill En-suite to The Master Bedroom & Bedroom Two
- Former Coach House For Belfield House, Dating Back to 1785 (Grade II Listed)

### Full Description

Upon entering this stunning property you are welcomed with a beautiful hall with a grand staircase leading to the first floor, tiled flooring with underfloor heating runs from the hall through to the family bathroom and kitchen/breakfast room and original doors lead through to the ground floor accommodation. The impressive lounge/diner has an abundance of space with exposed floorboards and a wood burning stove. The beautiful kitchen/breakfast room has a wide range of eye and base level units with Quartz worktops, centre island with inset sink unit and breakfast bar, integrated dishwasher, space for a Range gas cooker, space



This beautiful and substantial character residence is located in a tucked-away position off Buxton Road in Rodwell and viewing is a must to be appreciated.



for a fridge/freezer, built-in utility cupboard with space and plumbing for a washing machine and a set of beautiful double wooden doors lead out onto the mature garden. The spacious family bathroom comprises a suite including a free-standing roll-top bath, double walk-in shower cubicle with a wall mounted mixer rainfall shower system, low level WC, wash hand basin dual aspect windows with fitted shutters, built-in meter cupboard and a built-in cupboard housing the gas boiler (new January 2025).

The first floor boasts an impressive landing with a front aspect window, built-in airing cupboard and doors lead through five bedrooms and a cloakroom. The master bedroom is a generous sized double with two front aspect windows with fitted shutters, built-in wardrobes, feature fireplace and a door leads through to a Jack n Jill shower en-suite with Bedroom Two. Double shower cubicle with a wall mounted mixer shower system, wash hand basin, WC with a macerator and a skylight. Bedroom two is a further double with a Velux skylight and access into the Jack n Jill shower room. Bedroom three is a small double with a rear aspect window with fitted shutters. Bedroom four is a further small double with dual aspect windows with fitted shutters, exposed floorboards and a feature fireplace. Bedroom five is a single with a rear aspect window and a feature fireplace. The separate cloakroom has a low level WC and a vanity wash hand basin.

Outside offers a secluded and mature garden mainly laid to lawn with various planted borders, shrubs and trees. There is a raised decking area with access into a large summerhouse with power, lighting and a wood burning stove creating the perfect garden room all year round. Double store with two sets of double wooden doors, perfect for storing of Kayaks, sailing equipment or even a classic car or motorbike with power and lighting. A further brick built storage store and a



pond with a rockery feature. The large graveled driveway provides off road parking for several vehicles with gated private entrance making this residence secluded and in a tucked-away position.

Located in Rodwell, on the outskirts of Weymouth's town centre and within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path. Well regarded local schools are close by.

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

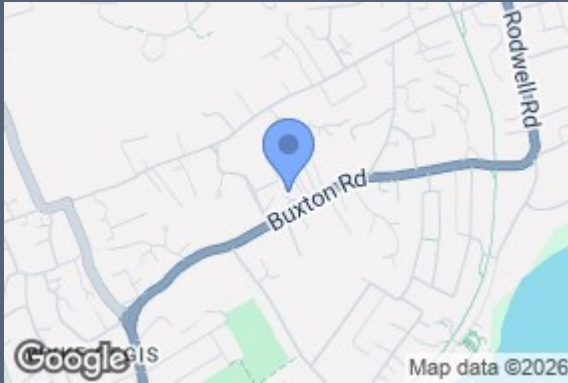
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



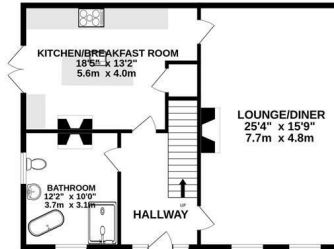
The property has been modernised to a high standard whilst retaining an abundance of character dating back to 1785.



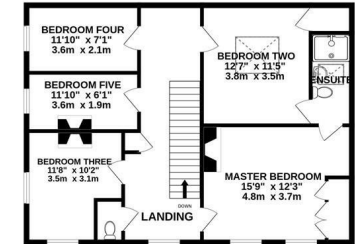


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.3 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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*We value more than your property*

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