



Instinct Guides You



## Weyview Crescent, Weymouth £600,000

- Stunning Architectural Design
- Balcony With Beautiful Views Towards Ridgeway
- Mature Garden Gently Slopes To The River Wey
- Generous Kitchen / Dining Room
- Garage & Driveway Parking With EV Charger
- Bespoke Designed Solar Array With Battery Storage
- Bedroom One With En-suite & Dressing Room
- Cul-De-Sac Position In Upwey
- Versatile Accommodation & Office Space
- Feature Living Room Leads To Balcony



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SUBSTANTIAL DETACHED PROPERTY WITH RURAL VIEWS. Architect designed with generous living proportions. Spacious lounge with balcony overlooking the garden and beyond. Integral garage, private driveway parking and a stunning mature garden sloping gently down to a protected chalk stream make this property truly exquisite.

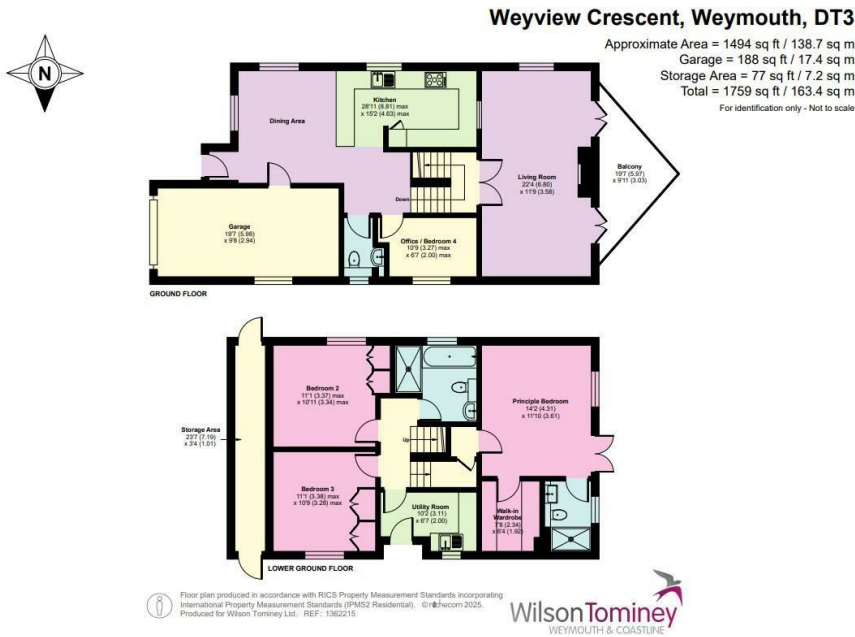
The home certainly has kerb appeal being positioned in a cul-de-sac bordering open fields towards the Wey valley.

Inside, the hub of the home is the beautiful living room. This superb space offers high ceilings and an attractive bright appeal. Doors lead to an elevated balcony with beautiful views over the garden, river & fields beyond. The room is large enough for a range of furniture and feature fireplace.

The kitchen/dining room offers a wonderful social space with ample room for entertaining and family gatherings. Uniquely the kitchen has an internal window looking through to the living room, garden and river beyond helping to transfer light & giving a very social dynamic to the space. It features a fully integrated kitchen. Adjacent doors lead to the garage, cloakroom and office/bedroom giving excellent versatility to the home.

Its split-level design gives an ergonomic flow to the property, with three bedrooms positioned downstairs. Bedroom one enjoys direct access outside and benefits from an en-suite and dressing room. Bedrooms two and three are both doubles with built in wardrobes. The family bathroom comprises a bath with separate shower cubicle, wash hand basin and W.C. A utility room for appliances houses the solar battery and inverter.

The rear garden has been professionally designed to include a variety of trees shrubs & plants with a patio area offering a beautiful space to entertain before stepping down to a lawn bordered with Purbeck stone raised beds. The garden slopes gently down to a picturesque seating area at the waters edge of the river Wey, a tranquil spot to enjoy the sunny aspect and take in the wealth of wildlife.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	94	94	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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