



Down Road | Rodwell | Weymouth | DT4 0SB

Guide Price £575,000

BEAUMONT  JONES

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Nestled on Down Road in the popular location of Rodwell, this splendid Victorian villa, built circa 1890, offers a delightful blend of space and charm. Spanning an impressive near 2,000 square feet, the property boasts an abundance of character and light, highlighted by its high ceilings, large windows and elegant architectural features. This spacious home comprises four generously sized double bedrooms, providing ample accommodation for families or those seeking extra space. The layout includes three inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings around the open fire. One of the standout features of this property is the breathtaking far-reaching views from both the first and second floors, overlooking the stunning Portland Harbour and spanning across to Chesil beach.

- Set in a Quiet Elevated Position in Rodwell
- Substantial & Elegant Semi-Detached Victorian Villa
- Spacious Accommodation including Three Reception Rooms
- Charm and Character Features Throughout
- Superb Far-Reaching Sea & Coastal Views
- Tranquil & Generous Mature Rear Garden

Full Description
Accommodation

Entrance to this wonderful character residence is via the wooden front door opening into a large, pitched roof porch with original decorative tiled floor and further door opening into the welcoming hallway. Charm and character greet you in the form of high ceilings, coving, some original sash windows, stained glass and large bay windows which are just some of the abundance of character on offer. There is a useful understairs storage cupboard and doors to the following rooms. The sitting room is a light and generously sized reception room, focal points being a fireplace with decorative tiles and bay window with large windows overlooking the front garden. The adjacent dining room is currently being used as a secondary sitting room with charming duel rear aspect windows and focal open fireplace. Following the hallway to the



A substantial and charming semi-detached residence located within the popular Rodwell location



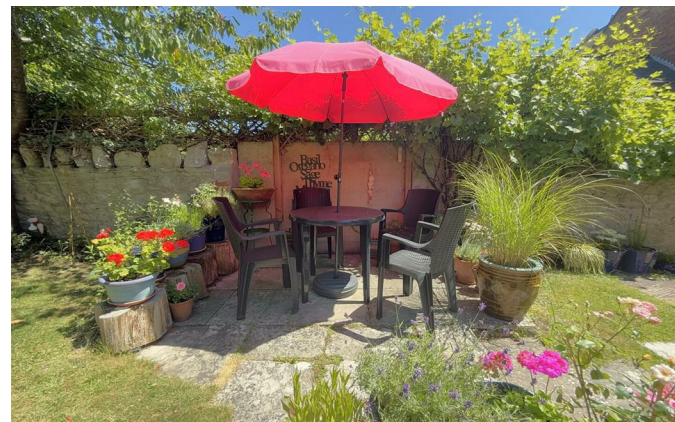
rear of the house, there is a useful cloakroom, large store (presumably the original pantry) and access into the breakfast room. This charming room offers dual side aspect windows and plenty of space for a breakfast table. To one side of the fireplace is a step up into the generously sized kitchen. This lovely room also accommodates space for a further smaller breakfast table, triple rear aspect overlooking the garden and door giving access to the outside space. The kitchen offers a range of wall and base units providing ample space for storage, one and half bowl sink and drainer, space for an oven, washing machine and fridge/freezer.

Returning to the hallway, stairs rise to the first floor with stained glass window offering light onto the landing. The landing divides with the bathroom and cloakroom to the rear of the house and a few further steps leading to the spacious first floor landing where your eye is immediately drawn to the wonderful views and outlook from the first floor. The master bedroom and bedroom two are accessed from here. The master bedroom is an excellent sized double bedroom with both front and side aspect offering far reaching sea and costal views over Portland which span across to Chesil beach. Bedroom two is another lovely sized double room with rear aspect windows offering views over the rear garden, a double built-in wardrobe and inset vanity sink unit with storage underneath. The spacious family bathroom has a side aspect window and full suite along with an airing cupboard & built-in storage cupboard. There is a separate adjacent cloakroom.

Returning to the spacious first floor landing, stairs rise and turn to the second floor with a landing which has an abundance of storage cupboards and access to the two further remaining bedrooms. Bedroom three is a lovely sized double bedroom with cast iron fireplace and beautiful feature window overlooking the rear garden and offering some far reaching views over Weymouth with countryside beyond. Bedroom four is a further double room with further cast iron fireplace and front aspect window offering impressive sea and costal views. There is also some eaves storage.

Outside

The front garden is enclosed with a small brick wall and wrought iron gates opening onto the driveway, the remainder of the garden is mainly laid to lawn with well kept shrub and planted borders. There is a gated generous side access leading to the wonderful rear garden. The mature



rear garden is private and a lovely size, offering plenty of space for garden furniture. Mainly laid to lawn with mature trees, fruit trees and shrubs this garden offers a tranquil area to sit and relax or the perfect space for entertaining. To the rear of the garden is a large shed with power and light providing further useful storage.

Location

Located in Rodwell, on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. 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 are a casual walk away. 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.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band E.

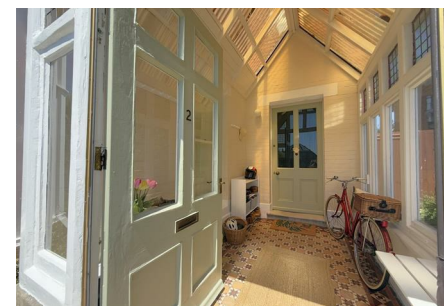
Services: - Gas central heating. Mains electricity & drainage.

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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Beautiful views from the first & second floor spanning across Portland Harbour over to Chesil beach





Energy Efficiency Rating

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

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (179.9 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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