



Squires Knapp

Preston Road | Preston | Weymouth | DT3 6PY

Guide Price £850,000

BEAUMONT  JONES

Squires Knapp

Preston Road | Preston

Weymouth | DT3 6PY

Guide Price £850,000

A truly individual five-bedroom detached residence offering over 2,600 sq ft of exceptionally versatile accommodation, including two separate annexes, extensive gated parking and wonderfully private gardens. A rare home combining character, space and flexibility within easy reach of Weymouth's coastline. Set in circa 0.38 acre plot with scope to further develop/extension (subject to the necessary consents).

- Substantial & individual detached residence
- Five bedrooms PLUS two separate annexes/additional accommodation
- Excellent home-working or multi-generational potential
- Convenient position for the coast, countryside & Weymouth
- Approximately 2,618 sq ft including annexes
- Generous sitting room & separate spacious kitchen/dining room/family room
- Extensive private & secluded grounds with large secure parking area
- Large raised entertaining deck & multiple useful outbuildings

Full Description

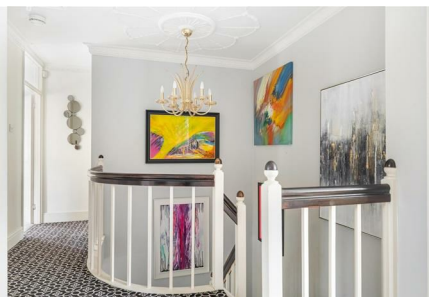
Accommodation

This superb property combines an abundance of character with an incredibly versatile arrangement of accommodation. Set within established, private grounds and within easy reach of Weymouth's beautiful coastline, the property extends to approximately 2,618 sq ft including the annexes and provides a rare opportunity for those seeking generous family living alongside excellent additional space for working from home, guest accommodation, multi-generational living or providing a potential income.

The main house immediately impresses with its sense of space and



A substantial and highly individual five-bedroom detached residence, offering exceptional versatility including holiday letting income potential



individuality. At the heart of the ground floor is a generous sized sitting room, complemented by a separate family room which opens into a superb kitchen/dining room, creating a layout equally suited to everyday family life and entertaining. Period-style detailing, decorative cornicing and striking architectural features add considerable personality throughout. The kitchen/dining room is a wonderfully sociable space with ample room for a large dining table, while the adjoining reception areas provide flexibility for both formal and relaxed living.

Upstairs can be accessed by the main stairs in the hallway or the spiral staircase from the family room, the first floor accommodation continues with five bedrooms, including generous double rooms and a principal bedroom benefiting from its own full en-suite bathroom. A further bathroom and additional facilities serve the remaining bedrooms, making the first floor particularly practical for a larger household.

One of the property's greatest assets is the additional self contained accommodation. Annexe one provides approximately 235 sq ft and includes a fitted kitchen and shower room. Annexe Two, extending to approximately 284 sq ft, incorporates a kitchen/breakfast room, bedroom and shower room, offering considerable versatility as guest accommodation, a space for an older child or relative, or simply additional recreational accommodation.

Outside

Outside, the property becomes even more impressive. The gardens have been thoughtfully arranged to provide a variety of distinct areas, including a large raised deck immediately adjoining the house – perfect for outdoor dining and entertaining – alongside established planting and more secluded areas beneath mature trees. A charming detached BBQ hut sits within the grounds, while further useful outbuildings provide additional storage. The gardens enjoy a wonderful sense of privacy whilst being just moments from the coast. Secure gated off-road parking for several vehicles with additional graveled area suitable for small boats, larger vehicles.



Location

The property is located within the prestigious location of Preston. Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths. There is a regular bus service close by serving Weymouth town centre a few miles away and easy access to the county town of Dorchester. This area is renowned for sailing & water activities with the National Sailing Academy being located in nearby Portland. Main link rail links from Weymouth and Dorchester link you to London Waterloo & Bristol Temple Meads.

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

Services: Gas central heating. Mains electric & drainage.

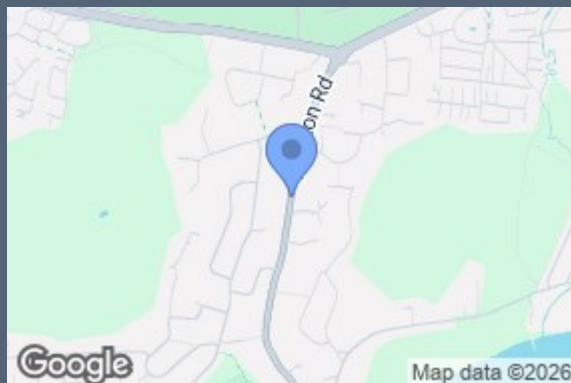
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or 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



Walking distance
to Overcombe
beach - popular
with watersports





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Preston Road, DT3
Approximate Gross Internal Area
243.19 SQ.M / 2618 SQ.FT
(INCLUDING EAVES STORAGE)
EAVES STORAGE: 20.67 SQ.M / 222 SQ.FT
EXCLUSIVE TOTAL AREA 222.52 SQ.M / 2396 SQ.FT

We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk