Instinct Guides You



Sutton Road, Weymouth, Dorset DT3 6LN
£475,000

- Sutton Poyntz
- Three Double Bedrooms
- Ensuite
- Kitchen/Breakfast Room
- Utility Room
- Detached Garage
- Well Presented
- Beautiful Setting







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The Property Ombudsman

Situated within the highly desirable village of Sutton Poyntz is this beautifully presented three double bedroom home, offering generous and versatile accommodation together with a particularly attractive rear garden, spacious kitchen/diner, separate utility room, en-suite to the principal bedroom and ground floor WC. Set within one of Weymouth's most sought after locations, the property combines a peaceful village setting with easy access to the surrounding countryside and nearby coastline.

Entering the property, the hallway provides access to the principal ground floor accommodation. The lounge is an impressive and spacious reception room with ample room for a variety of furnishings. One area is currently arranged with a desk to create a useful home working space, while French doors open directly onto the rear garden, creating an excellent connection between the house and outside space.

The kitchen/diner provides a superb social and family area, fitted with an extensive range of units and work surfaces with plenty of space for a substantial dining table. French doors again open directly onto the garden, while a separate utility room provides additional practicality. A ground floor WC completes this level.

Stairs rise to the first floor where all three bedrooms are doubles. The generous principal bedroom provides plenty of space for bedroom furniture and benefits from its own en-suite shower room. The two further double bedrooms provide excellent additional accommodation, while the family bathroom is fitted with a modern suite including a bath with shower over.

Outside, the rear garden is a particularly appealing feature of the home, offering a generous and beautifully established space for relaxing and entertaining. Areas of patio provide ample room for outdoor seating and dining, complemented by an artificial lawn and mature planting. A further seating area creates another attractive spot from which to enjoy the garden.

Combining spacious accommodation, an impressive garden and a highly regarded Sutton Poyntz setting, this is an attractive home in a location renowned for its village character and access to the surrounding Dorset countryside.



Lounge 23'9">11'1" x 17'6">9'0" (7.25m>3.4m x 5.34m>2.75m)

Kitchen/Diner 17'6">9'10" x 13'6">9'11" (5.34m>3m x 4.14m>3.03m)

Utility Room 6'2" x 5'10" (1.89m x 1.79m)

Bedroom One 13'11" max x 11'7" (4.25m max x 3.54m)



Bedroom Two 11'1" x 8'7" max (3.4m x 2.62m max)

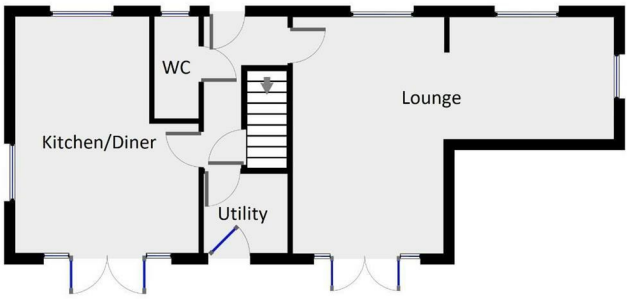
Bedroom Three 11'1" max x 8'6" (3.4m max x 2.6m)

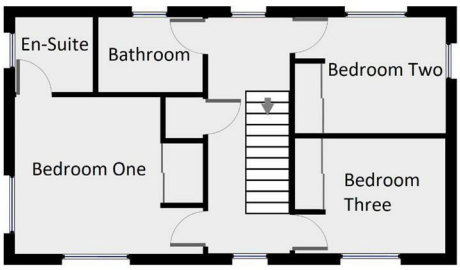




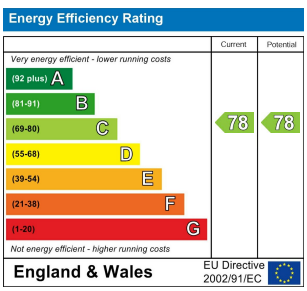


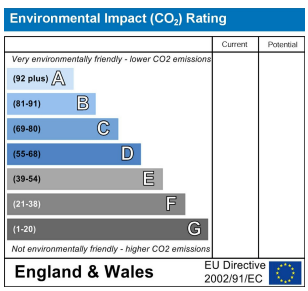



WC
Lounge
Kitchen/Diner
Utility


En-Suite
Bathroom
Bedroom Two
Bedroom One
Bedroom
Three


Preston
A353
Preston Rd
Eweleaze Farm
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC