



Lansdowne Square | Rodwell | Weymouth | DT4 9QT

Offers Over £550,000

BEAUMONT  JONES

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Occupying a generous sized plot in a tucked-away position within Lansdowne Square, Rodwell is this exceptional four double bedroom detached family residence boasting a mature South-facing rear garden with swimming pool and a generous sized driveway providing off road parking for several vehicles and a car port. The property requires modernisation with accommodation including a spacious and welcoming hall, generous sized living room, dining room, kitchen/breakfast room, utility, cloakroom, four double bedrooms with master en-suite and a modern family shower room. The detached garage has been partially converted creating an office whilst retaining part of the garage for storage. The property sits close to the Rodwell Trail as well as well-regarded schools, the town centre and harbour.

- Four Double Bedroom Detached Family Residence
- Mature South-Facing Rear Garden With Swimming Pool
- Partially Converted Detached Garage
- Spacious Living Room & Dining Room
- Moments Away from The Rodwell Trail, Well-Regarded Schools, Town Centre & Harbour
- Tucked-Away Position Occupying A Generous Sized Plot
- Large Driveway Providing off Road Parking For Several Vehicles & Car Port
- Kitchen/Breakfast Room & Utility
- Downstairs Cloakroom, En-suite to Master Bedroom & Modern Family Shower Room
- No Onward Chain

Full Description

Access to the property is from a long sweeping drive leading down to the main entrance, a side aspect door leads into a spacious and welcoming hall with stairs rising to the first floor and doors lead through to the ground floor accommodation. The generous sized living room has an abundance of living space and boasting full size windows overlooking the front and a set of rear aspect sliding patio doors lead out onto the South-facing mature garden and swimming pool. The separate dining room is a further generous sized reception room offering a large side aspect window and plenty of space for a large dining table and



This exceptional family home is located within a tucked-away position in a cul-de-sac in Rodwell occupying a generous sized plot and a mature South-facing rear garden with a swimming pool.



chairs. The cloakroom has a side aspect window, WC and wash hand basin. The L-Shaped kitchen/breakfast room offers dual aspect windows overlooking the rear garden including a full sized window, a range of eye and base level units with work surfaces over, integral eye level double oven with inset four ring gas hob and extractor fan over, integrated under counter fridge and freezer, space and plumbing for a dishwasher, space for a breakfast table and chairs and a door leads through to the utility room. Side aspect door leads out onto the garden, space and plumbing for a washing machine with work surface over providing space for a tumble dryer.

The first floor offers a spacious landing with loft access via a hatch, built-in airing cupboard and doors lead to the four double bedrooms and family shower room. The master bedroom is a large double offering an abundance of space with two double built-in wardrobes and fitted furniture along with a large side aspect window. A door leads into the ensuite bathroom with a suite including a panel enclosed bath with a wall mounted mixer shower system over, low level WC, wash hand basin and a front aspect window. Bedroom two is a double providing fitted furniture, dual aspect windows and a front aspect door gives access out onto the roof terrace (with the right amount of work this could be an excellent seating/sun bathing area enclosed with glass balustrades). Bedroom three is a further double with dual aspect windows and fitted furniture. Bedroom four is a small double with a front aspect window and a built-in wardrobe. The family shower room has been modernised providing a double walk-in shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, low level WC, tiled walls and a wall mounted towel rail heater.

Outside offers a large and mature South-facing secluded rear garden mainly laid to lawn with planted shrubs and trees. A large raised patio area abuts the property with a swimming pool. The swimming pool is fully tiled inside and



not heated, approx. 4ft deep throughout. Open side access to both sides. The front provides a generous sized driveway providing off road parking for several vehicles plus a car port. There is a front garden laid to lawn with planted shrubs. leading up the drive The detached garage has been partially converted creating an office with a wall mounted gas boiler. The remainder is for storage with an up and over door.

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants, and pubs. The pretty Nothe Gardens offers open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

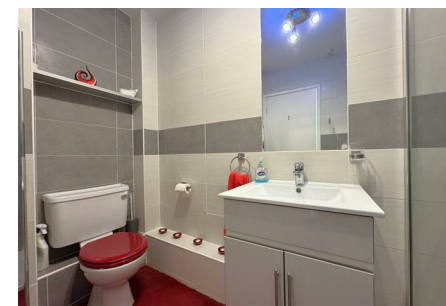
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band F. Services Gas central heating. Mains electric & drainage.

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.



Offered with no onward chain and close to well-regarded schools as well as the Rodwell Trail, town centre and harbour.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1914 sq.ft. (177.9 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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