



Oakbury Drive | Preston | Weymouth | DT3 6JE

**Asking Price £395,000**

BEAUMONT  JONES



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Located within a sought-after level position in the ever-popular Preston area of Weymouth, this well-presented detached bungalow offers spacious and versatile accommodation, generous driveway parking & private enclosed rear garden. Accommodation includes; spacious sitting room, modern kitchen/diner with adjacent lean-to/utility room, sun room/hobbies room, three bedrooms (all with built-in storage), bathroom and separate cloakroom.

- Detached bungalow in a sought-after level Preston location
- Spacious dual aspect sitting room
- Versatile sun room/hobbies room
- Three bedrooms (All with built-in wardrobes/storage)
- Modern kitchen/dining room
- Extensive driveway parking

### Full Description

#### Accommodation

Access to the property is via a glazed porch with front door opening into a hall. There is a built-in storage cupboard for coats and shoes and further door leading through to the sitting room. This room is a superb dual aspect room, providing an excellent space for relaxing or entertaining surrounding a focal fireplace. There are patio doors opening into the sunroom/hobbies room along with doors to the following accommodation. The modern fitted kitchen/dining room offers ample worktop and storage space, making it





Close to  
Overcombe Beach  
& RSPB Lodmoor  
Nature Reserve



ideal for everyday life. There is a front aspect window overlooking the front garden with space for a dining table, whilst the kitchen also offers a breakfast bar area and built-in appliances including five ring gas hob, oven and microwave. A door from the kitchen leads through to a useful lean-to/utility room with space and plumbing for a washing machine & tumble dryer along with additional storage space and access into the garden.

Double doors from the sitting room lead through to a spacious inner hall with doors opening to the remaining accommodation. The bungalow offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, perfect as a guest room or home office. All the bedrooms provide built-in wardrobes/storage and both bedrooms one and two overlook the pretty, private garden. The family bathroom is complemented by a separate WC, providing added practicality with a neutral white suite.

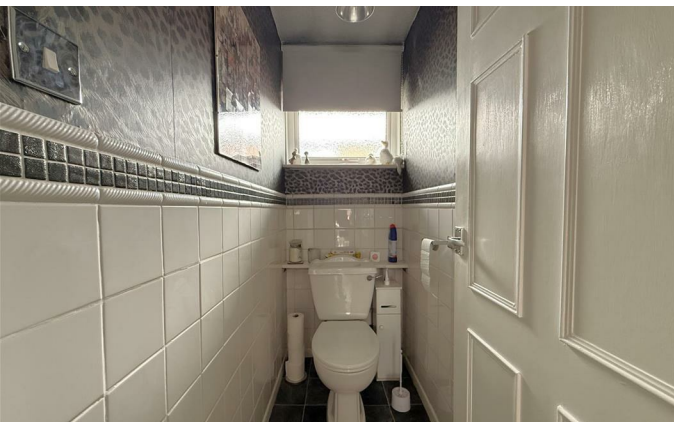
One of the standout features of this home is the sun room/hobbies room, offering a fantastic additional reception space with endless possibilities, whether as a garden room with direct access into the garden, studio, home office or entertaining area. A useful adjoining store room further enhances the versatility of the property.

#### Outside

The property enjoys a large frontage with ample off-road parking, bordered by a pretty front garden. There is gated side access leading through to the enclosed rear garden offers a wonderful mix of patio, lawn and seating areas, creating the perfect space to enjoy the warmer months.

#### 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. Well regarded schools are also close by.

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

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

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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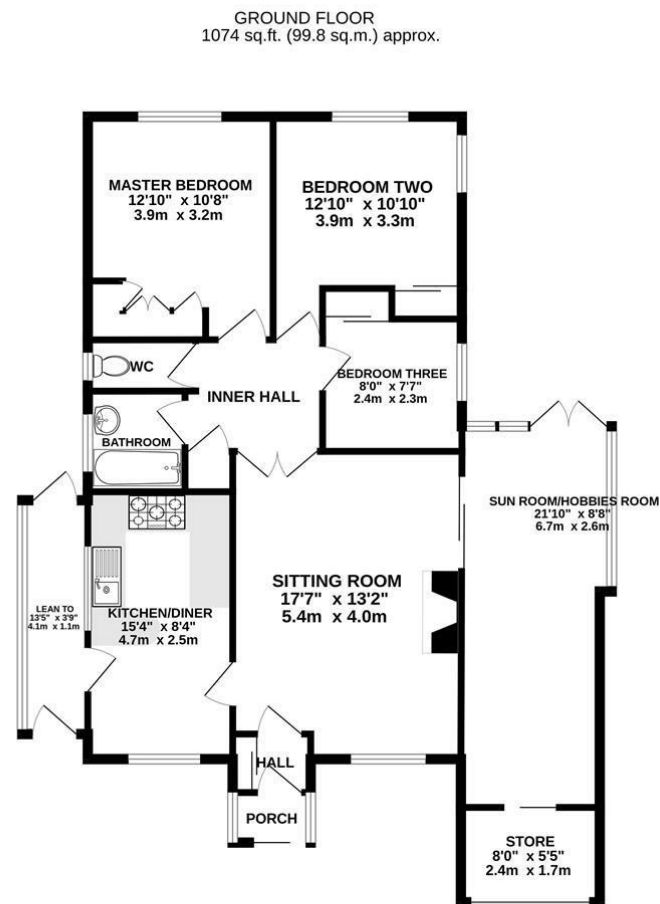


Spacious Three  
Bedroom Detached  
Bungalow on a  
Level Plot





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



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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 is given to their operability or efficiency can be given.  
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