



Symonds
& Sampson

28 Coombe Valley Road

Preston, Weymouth, Dorset

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Preston
Weymouth
Dorset DT3 6NJ

This detached chalet-style home has been transformed to provide a spacious, contemporary interior ideal for family living and entertaining. It is set on a tree-lined road in one of the area's most coveted locations.



- Highly desirable area with easy access to the coast and country
 - Well appointed contemporary interior
 - Spacious open plan kitchen/dining room
 - Sitting room with wood burning stove
 - Three bedrooms, two bathrooms
 - Study area
 - Garden studio/home office
 - Ample parking and garage

Offers In Excess Of **£650,000**
Freehold

Poundbury Sales
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ACCOMMODATION

The accommodation features a series of thoughtfully designed spaces. The stunning open plan kitchen and dining room serves as a striking centrepiece, perfectly suited for both entertaining and everyday living. The kitchen area provides a range of wall and floor mounted units, a central island with breakfast bar seating, and quartz work surfaces that incorporate an integrated sink. There are integrated appliances including a five-ring gas hob with extractor, double oven and grill, and an integrated dishwasher. Bathed in natural light, the dining area provides a delightful view of the rear garden. Expansive glazing and sliding patio doors create a seamless connection to the outdoors. The utility room is directly accessible from the kitchen and provides plumbing for washing machine and additional tumbler dryer, Belfast sink, storage and access to the outside. The sitting room is well proportioned with a charming log burner, and complemented by a large triple-glazed window that frames the front aspect.

The property includes three generously sized double bedrooms. Notably, the versatile ground floor bedroom is complete with fitted wardrobes and a contemporary en suite shower room ideal for guests or multi-generational living. The principal bedroom serves as an elegant sanctuary, featuring fitted wardrobes and a walk-in dressing area. The second bedroom shares the same sense

of space and light.

The family bathroom is equipped with a freestanding bath, separate shower with jet functionality, twin vanity basins, and refined fittings throughout, all illuminated by overhead Velux windows. A thoughtfully designed landing provides a large study area, perfect for home working.

OUTSIDE

To the front of the property the drive provides ample parking and access to the garage. The landscaped gardens to both the front and rear have been designed with a contemporary aesthetic and ease of maintenance in mind. To the rear, a stylish patio terrace extends the living space outdoors, creating an ideal setting for entertaining or relaxation. There is a garden studio with power and light.

SITUATION

The property is situated in a much sought after location on the edge of Preston. There is a range of amenities nearby including chemist, doctor's surgery, off licence, general store and small supermarket. The County Town of Dorchester is approximately 4 miles to the north and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth is within 3 miles and provides the opportunity to enjoy a range of sailing and water sport activities, with

beaches and walks along the Jurassic Coastline. Both Weymouth and Dorchester have main line rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

what3words ///scrubbing.compelled.biggest

SERVICES

Mains water, drainage, electricity and gas are connected. Gas fired central heating system.

Broadband: Superfast is available in the area
Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council 01305 251010
Council Tax Band E



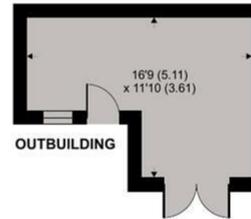
Coombe Valley Road, Preston, Weymouth

Approximate Area = 1864 sq ft / 173.1 sq m
 Limited Use Area(s) = 86 sq ft / 7.9 sq m
 Garage = 154 sq ft / 14.3 sq m
 Outbuilding = 157 sq ft / 14.5 sq m
 Total = 2261 sq ft / 209.8 sq m

For identification only - Not to scale

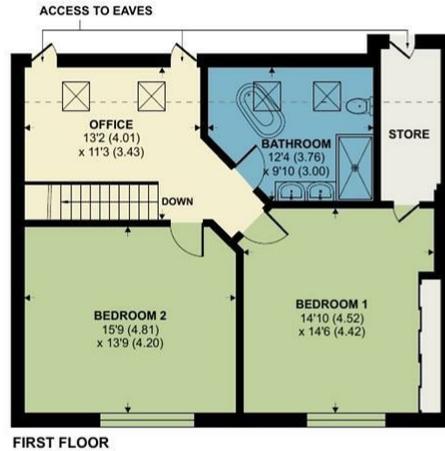


Denotes restricted head height



OUTBUILDING

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			
England & Wales		71	76
		EU Directive 2002/91/EC	



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1430259



Poundbury/JS/26/03/26



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