



**Sweet Hill Road**

Portland, DT5 2DR



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**Guide Price  
£625,000 Freehold**



# Sweet Hill Road

Portland, DT5 2DR

- Stunning Executive Residence
- Double Garage
- Sizeable Utility Space
- Wrap Around Rear Garden
- Four Bedrooms
- Impressive Light & Airy Entrance Hall
- Two Ensuites
- Expansive Open Plan Kitchen Diner
- Air Source Heat Pump + Solar Panels
- No Onward Chain





A rare opportunity to purchase this exceptionally energy-efficient, COMMANDING, FOUR double bedroom, EXECUTIVE, family home. Boasting a secluded spot and accessed via a private drive, this beautifully presented, modern family home boasts a SIZEABLE PLOT, well proportioned accommodation and a DOUBLE GARAGE.



As you approach, the striking Portland Stone façade immediately captures your attention, exuding a sense of grandeur and sophistication with a block paved driveway big enough for multiple vehicles. Upon entering, you are greeted by an expansive, light-filled entrance hall that sets the tone for the rest of the home. The hall boasts an impressive oak staircase, leading to the upper floor.

The heart of the property is the expansive kitchen/breakfast room, meticulously



designed in grey and navy shaker style units, finished in chrome hardware. Equipped with integrated, eye level ovens, inset hob, space for an American style fridge freezer and breakfast bar, this space provides a casual dining option, making it an ideal place for both family meals and entertaining. A large opening leads into the main dining area, with ample space for a large dining table, perfect for entertaining a number of guests, with French doors leading onto the garden.

A standout feature is the large L-shaped utility room, offering an abundance of storage units, a convenient WC, and direct access to the garden. The utility space seamlessly connects to the double garage, ensuring practicality and ease for daily chores and activities.

A sizeable, light and airy reception room with dual aspect windows and a log burner completes the ground floor. A further set of French doors lead off the living space out to the wrap around garden.

This property is exceptionally energy-efficient, benefiting from solar power and an air source heat pump. For a family of four, the current annual energy costs are approximately £1,250, providing substantial savings compared to conventional systems.



To the first floor are four bedrooms, the primary and secondary rooms are generous doubles & both boast ensuite shower rooms. Bedrooms three and four occupy the front of the property and enjoy a southerly aspect. Completing the first floor is a family bathroom with contrasting white and black marble effect tiles, freestanding bath, walk in double shower, vanity basin, heated towel rail and WC.

Completing the property is an expansive wrap around garden, which is mostly laid to lawn with an area of patio which is perfect for enjoying the afternoon sun. The garden is enclosed with a Portland dry stone wall and feather edge fencing.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(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		EU Directive 2002/91/EC	EU Directive 2002/91/EC

**Entrance Hall**  
14'4" x 39'0" (4.37 x 11.9)

**Sitting Room**  
21'11" x 15'7" (6.7 x 4.75)

**Kitchen / Dinning Room**  
18'1" x 21'10" (5.53 x 6.68)

**Utility Room**  
17'4" x 15'5" (5.3 x 4.7)

**Double Garage**  
20'9" x 19'1" (6.35 x 5.84)

**Bedroom One**  
19'5" x 13'3" (5.92 x 4.06)

**Walk in Wardrobe**  
12'0" x 10'0" (3.68 x 3.07)

**Bedroom Two**  
16'9" x 13'3" (5.11 x 4.06)

**Bedroom Three**  
13'1" x 10'2" (3.99 x 3.10)

#### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached  
Property construction: Standard  
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Air Source Heat Pump

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.