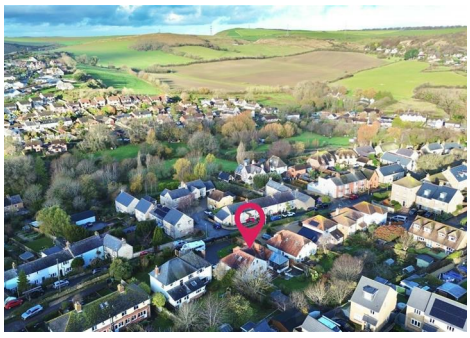
Instinct Guides You

Sutton Road, Preston, Weymouth
£650,000

- Versatile Accommodation - Ground Floor Bedroom
- Garage & Driveway Parking
- Beautifully Presented Throughout
- Generous Mature Grounds
- Elevated Far Reaching Views Across Preston
- Large Living / Dining Room
- Stunning Kitchen Flows Into Sun Room
- Amenities & Bus Route Nearby
- Close To Beautiful Country Walks



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

Bordering the highly sought-after village of Sutton Poyntz and enjoying breathtaking views across Preston towards rolling hills, this beautifully presented home features four bedrooms, two reception rooms, two bathrooms and a superb open-plan kitchen/sun room. Further benefits include ample parking, a garage and stunning landscaped garden.

Approached via a generous front garden that affords both privacy and uninterrupted views, the property immediately impresses with it's large frontage. The entrance is to the side of the home, opening into a welcoming hallway with stairs to the first floor and access to the ground floor accommodation.

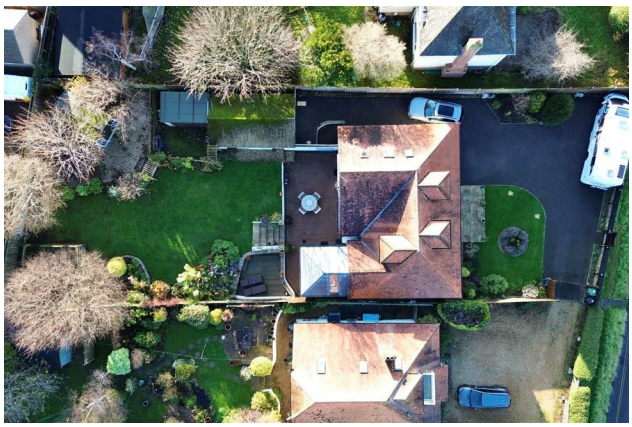
The front-facing lounge/diner is a wonderful space in which to relax and enjoy the outlook, with direct access onto the westerly front patio.

The true heart of the home is the impressive open-plan kitchen/sunroom, fitted with contemporary units, induction hob, two ovens, extractor hood & integrated dishwasher. This striking space is ideal for both everyday living and entertaining, bathed in natural light from the adjoining sunroom. Double doors open onto a large patio, seamlessly connecting indoor and outdoor living.

Also on the ground floor is a spacious double bedroom with bay window to the front, a stylish modern shower room and a large additional reception room/bedroom four offering excellent flexibility for multi-generational living or guest accommodation. A practical utility area and versatile study/office space completes the ground floor perfectly.

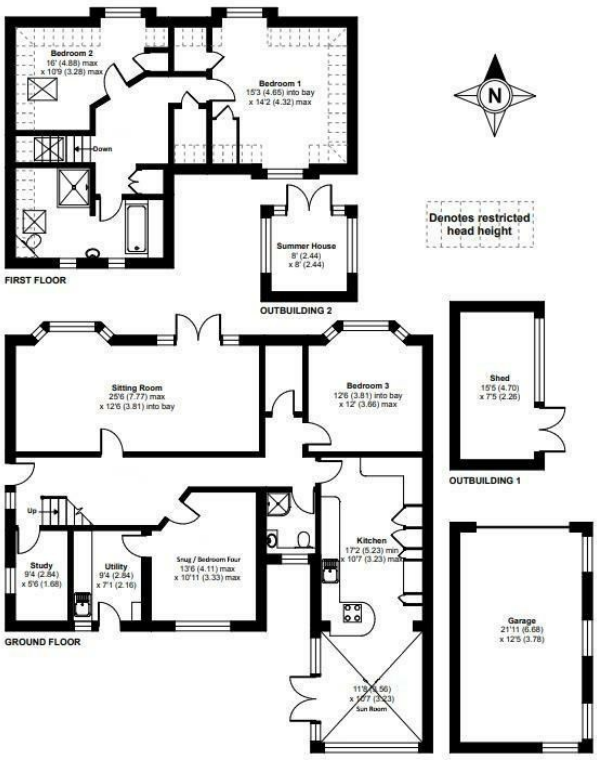
Upstairs are two further double bedrooms both enjoying beautiful views of the surrounding landscape and benefitting from built in wardrobes. A bathroom has been finished to a beautiful standard with walk in shower and bath, set against contemporary tiling.

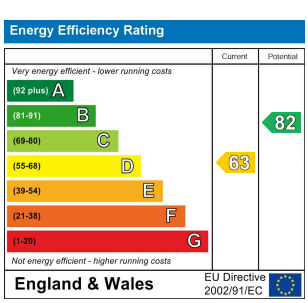
The beautiful established gardens wrap around the property with an expansive lawn, mature trees and raised planters. A landscaped summer house offers a peaceful retreat.

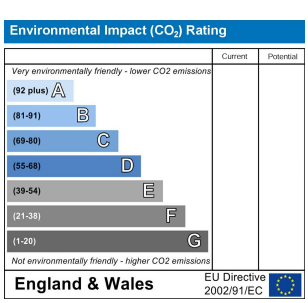


Sutton Road, Preston, Weymouth, DT3

Approximate Area = 2134 sq ft / 198.2 sq m (includes garage)
Limited Use Area(s) = 142 sq ft / 13.1 sq m
Outbuilding = 185 sq ft / 17.1 sq m
Total = 2461 sq ft / 228.6 sq m
For identification only - Not to scale







RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Wilson Tominey Ltd. REF: 630588

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.