



Instinct Guides You



## Southlands Road, Weymouth, DT4 9LH Guide Price £475,000

- Stunning Home
- Views Of Coast & Sea
- No Onward Chain
- Extended Accommodation
- Garage & Driveway
- Attic Room
- Three/Four Bedrooms
- Large Open Plan Living Space
- Mediterranean Style Garden
- Fully Opening Bifold Doors



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An exceptional and beautifully presented three/four bedroom family home, thoughtfully extended and finished to an impressive standard throughout, set within a highly sought after location in Weymouth just moments from the Rodwell Trail and coastline. This elegant property offers some far reaching sea views stretching from Lulworth across to Portland, generous and versatile accommodation, together with a garage/workshop and off road parking, combining to create a refined coastal home of real distinction.

Stepping inside, the quality of finish is immediately apparent with a thoughtfully arranged layout that flows effortlessly throughout the ground floor. To the front, the large open plan kitchen diner forms a stunning and expansive space, creating a true hub of the home. This impressive room combines both cooking and dining areas within one sociable setting, enhanced by large windows to the front that allow natural light to flood in. The kitchen is fitted with a comprehensive range of units and generous work surfaces, all arranged to complement modern living while maintaining a sense of style and practicality.

This open plan space flows seamlessly through the property towards the rear, enhancing the sense of continuity and connection between the living areas. The rear lounge is a striking and impressive room, enjoying generous proportions and an abundance of natural light. Large bifold doors open out onto the garden, effortlessly merging the outside with the interior and creating a superb setting for both relaxing and entertaining.

A separate snug provides a more intimate reception area, ideal as a retreat, occasional bedroom or reading room, adding further versatility to the ground floor. A convenient cloakroom completes this level.

Rising to the first floor, three well proportioned double bedrooms are arranged off a central landing, all providing ample space for wardrobes. Bedroom one is particularly noteworthy, enjoying some elevated views towards the sea and access via stairs leading to the attic room, adding further versatility. The remaining bedrooms are equally well presented and continue the sense of space and quality found throughout. The family bathroom is finished to a high standard with a contemporary suite, and there is the added benefit of a separate WC off the landing, enhancing practicality for family living.

Externally, the garden is a truly impressive feature of the home, thoughtfully designed to create a striking Mediterranean inspired setting, wrapping around the property and benefitting from the morning through to evening sun. Arranged across a combination of patio terraces and planted areas, the space offers a wonderful sense of style enhanced by an outdoor fireplace and wood burner along with a barbeque space ideal for both entertaining and quiet relaxation. The layout allows for multiple seating areas, perfectly positioned to enjoy the surroundings and make the most of the outdoor space throughout the day and evening. The combination of carefully landscaped garden, tropical plants and all-day sunshine provides a soothing backdrop to enjoy this outdoor space.

This is a rare opportunity to acquire a home of such quality in a prime coastal setting, where the careful extension and meticulous presentation combine with sea views and a desirable location to create a truly impressive property.

**Living Room 20'0" x 16'6" (6.12 x 5.04)**

**Kitchen/Diner 27'10" x 16'5" (8.49 x 5.01)**

**Snug/Bedroom 10'10" x 9'6" (3.31 x 2.91)**

**Bedroom One 14'8" x 8'11" (4.48 x 2.73)**

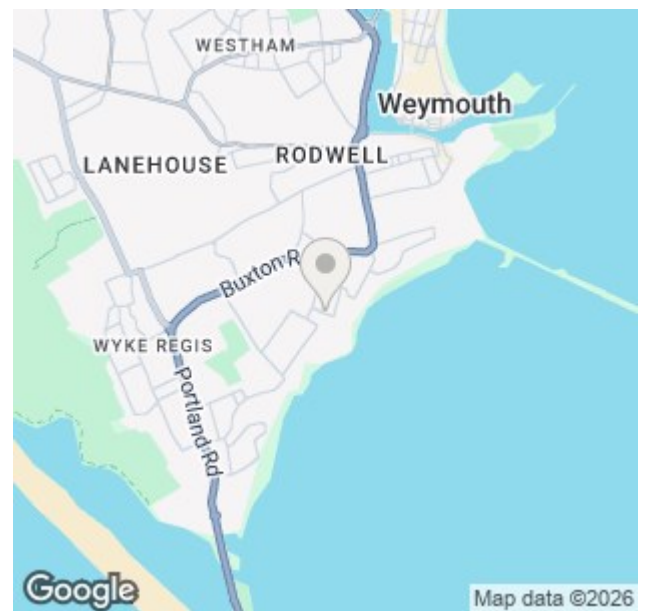
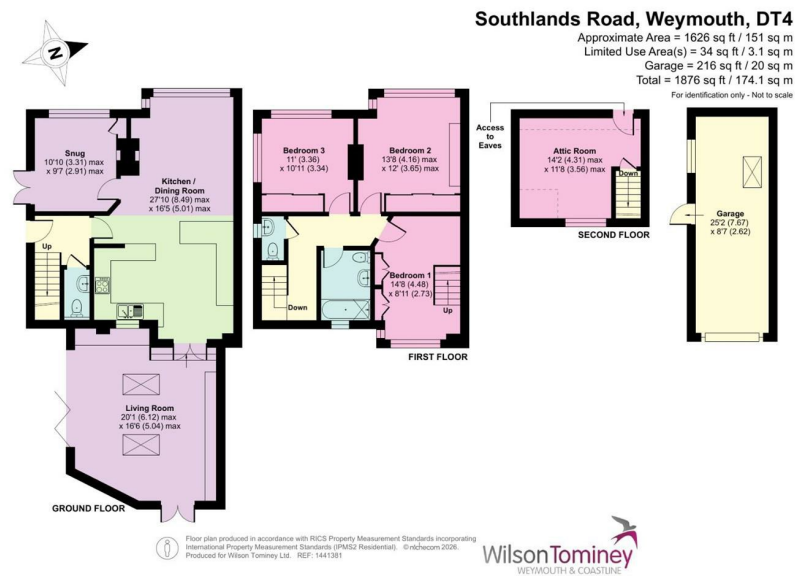
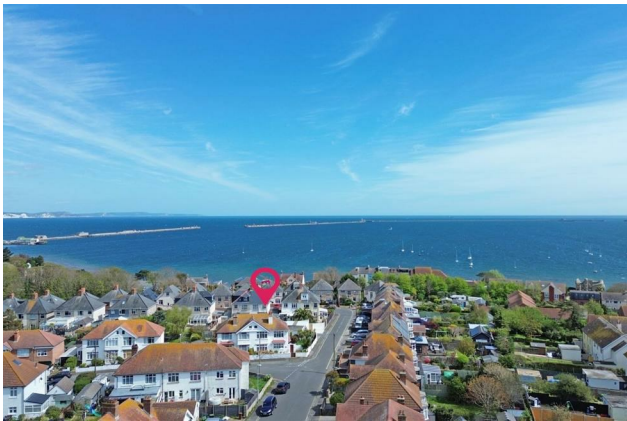
**Attic Room 14'1" max x 11'8" max (4.31 max x 3.56 max)**

**Bedroom Two 13'7" max x 11'11" max (4.16 max x 3.65 max)**

**Bedroom Three 11'0" x 10'11" (3.36 x 3.34)**

**Garage/Store 25'1" x 8'7" (7.67 x 2.62)**





| 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                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |