



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



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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.

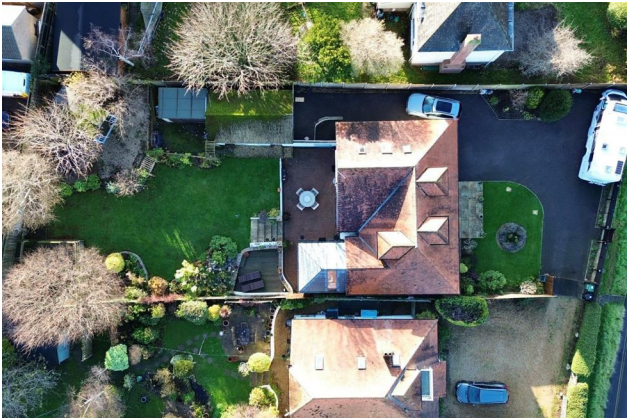
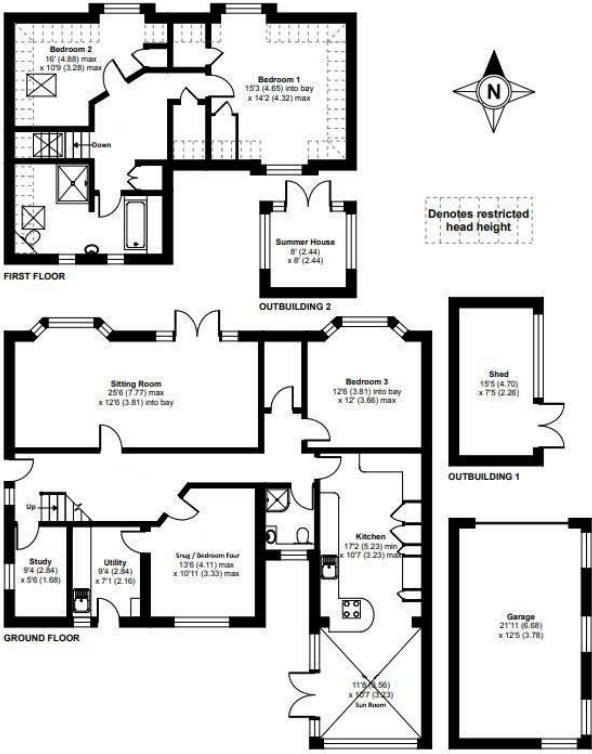
The true heart of the home is the impressive open-plan kitchen/sunroom, fitted with contemporary units, induction hob, two ovens, extractor hood & integrated dishwasher. This striking space is ideal for both everyday living and entertaining, bathed in natural light from the adjoining sunroom. Double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



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

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.