



## Chapel Lane Osmington, Weymouth DT3 6ET

- Charming Detached Chalet Property Situated on Generous Corner Plot
  - Spacious Lounge & Separate Dining Room
  - First Floor Bathroom & Ground Floor Shower Room
  - Attractive Gardens Wrapped Around The Property
    - Idyllic Village Location of Osmington
- Three Double Bedrooms
  - Fitted Kitchen / Diner & Utility Room
  - Double Glazing & Gas Central Heating
  - Detached Garage & Independent Driveway
    - No Onward Chain

**Asking Price £495,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

#### Lounge

15'12" x 13'1" plus recess

#### Dining Room

12'6" x 9'9"

#### Kitchen / Diner

10'12" x 12'11" plus recess

#### Utility Room

4'9" x 10'11"

#### Bedroom Two / Additional Reception Room

10'1" x 9'9"

#### Shower Room

5'5" x 6'11"

### FIRST FLOOR

#### First Floor Landing

#### Bedroom One

12'5" x 9'11"

#### Bedroom Three

6'1" x 12'12"

#### Bathroom

5'7" max x 8'9" max

### OUTSIDE

#### Front Garden

#### Rear Garden

#### Driveway

#### Garage

12'3" x 13'6"



Autumn Cottage is located in the sought-after village of Osmington, tucked away in a charming and peaceful setting. This deceptively spacious home sits on a generous corner plot, arranged over two floors, and offers flexible accommodation with a delightful outlook. The property benefits from double glazing, gas central heating, and well-proportioned rooms throughout, including a spacious lounge, separate dining room, three generous bedrooms, a fitted kitchen/diner, utility room, ground floor shower room and first floor bathroom. Externally the property boasts attractive gardens, a detached garage and driveway parking.

The ground floor accommodation includes an inviting L-shaped reception hallway with doors leading to the principal rooms and an additional hallway where stairs ascend to the first floor. The lounge is a bright and well-proportioned room with two double-glazed windows overlooking the rear garden, flooding the space with natural light. A feature gas coal-effect fire provides a cosy focal point. The separate dining room is also generous in size, with a large front-aspect window. This versatile room could also serve as an additional bedroom if desired.

The kitchen / diner is tastefully fitted with an extensive range of matching eye-level and base units, complemented by contrasting work surfaces and attractive tiled flooring. Double-glazed windows to both rear and side aspects allow plenty of light. There is ample room for a family dining table, ideal for informal dining. A door leads to the utility room with plumbing for a washing machine and dishwasher, further work surfaces, and access to the rear garden. A ground floor shower room, which is contemporary in design, comprises a walk-in shower cubicle, low-level WC, vanity wash hand basin, tiled flooring, and

completing the accommodation on the ground floor is the second bedroom, a spacious double bedroom with front aspect window, offering pleasant views over the surrounding area. This is a bright and airy room from dual aspect windows to the front and side. Bedroom three is another well-proportioned bedroom enjoying natural light from dual aspect windows. A door provides access to a walk-in cupboard. The family bathroom is fitted with a panelled bath, pedestal wash hand basin and low-level WC with natural light from a side aspect Velux window.

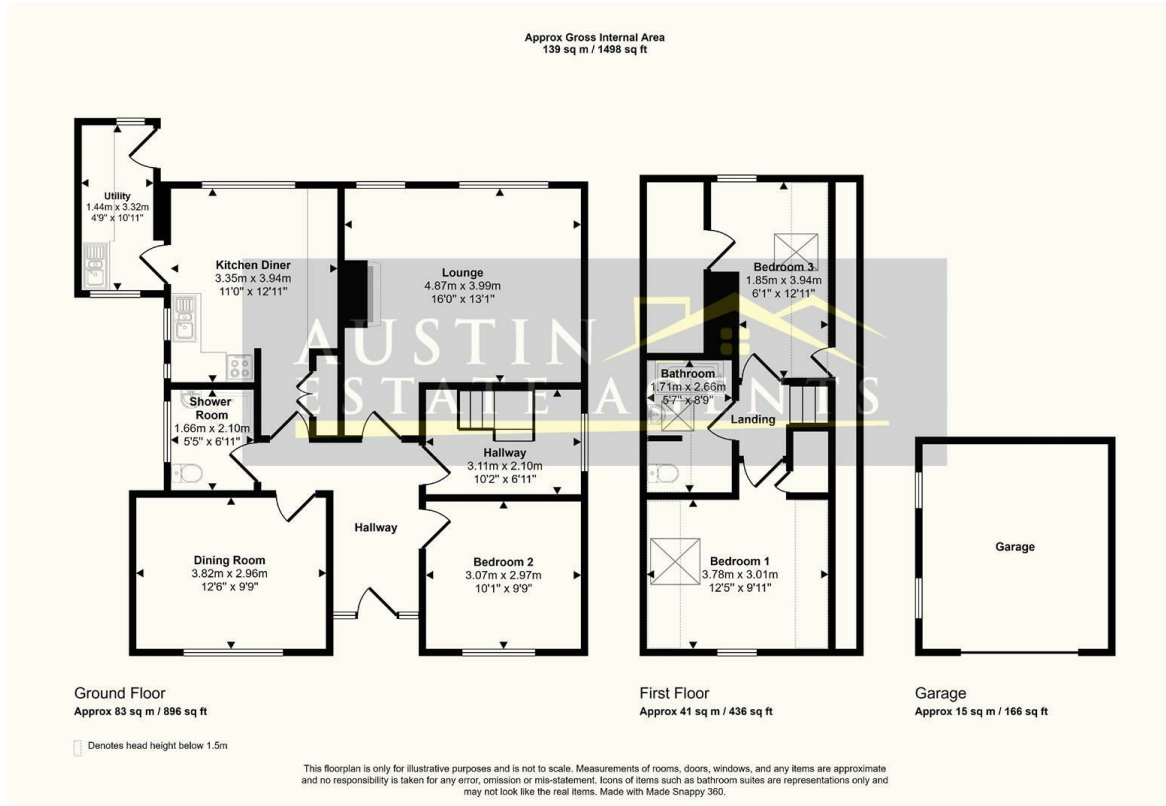
Externally, the property sits in a wonderful corner position. Approached via a wrought iron gate, the front garden is mainly laid to lawn with mature plants and shrubs. Side access leads to the delightful rear garden, which is beautifully landscaped with lawns, established trees, colourful planting, and a charming summer house. A wooden gate provides access to a good-sized garage with up-and-over door adjoining the property, with an independent driveway providing parking for two vehicles. Sean Austin, Director of Austin Estate Agents, comments, 'Autumn Cottage is a wonderful example of a Dorset country chalet, set in idyllic gardens within a highly desirable location. We strongly recommend a viewing to fully appreciate its charm and versatility.'

Osmington is a charming Dorset village on the outskirts of Preston with a strong sense of community through its ancient thirteenth century church and vibrant village hall, which offers a full calendar of activities throughout the year. The dramatic Jurassic Coastline and South West Coast Path provide a wonderful setting for beautiful coastal walks and a plethora of countryside walks surround the village. The seaside town of Weymouth is four miles away which offers many local shops, restaurants, bars and theatre as well as main railway links to London.

For further information, or to make an appointment to view this enchanting cottage, please contact Austin Estate Agents.



Local Authority  
Council Tax Band E  
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.