

DIRECT



MOVES



## Preston Road

Preston, Weymouth DT3 6BJ

- Unique individually designed detached family home
  - Comprehensive kitchen / breakfast room
  - Four well proportioned double bedrooms
  - Contemporary bathroom and shower room
    - Twin garage, carport and own drive.
- Impressive entertaining reception rooms
  - Historic features of interest
  - T shaped split level staircase
- Stunning well maintained gardens
  - Countryside and coastal walks

**Offers Over £850,000 Freehold**





### Summary

School House is a stunning detached family home, intelligently designed to incorporate original features and contemporary living. The property has unique retained features, dating back to 1890 when it was the village School House. Today, it boasts expansive family rooms which flow beautifully from the kitchen/ breakfast room heart of the house, to conservatory, dining hall and lounge.

The four bedrooms are stunning, each with its own unique features and high ceilings create light filled rooms. The T shaped landing provides a lovely view of the dining hall, with mullion windows to the rear, and historic transcript engraved above the exterior rear dining room doors.

There is ample parking and convenient access from the rear of the property, accessed via Tallidge Close, which leads off Church Road. Twin garages, carport and further drive provide parking for four vehicles. The gardens are beautifully maintained and provide a private haven of tranquility, with shrubs and flowers, large patio, and pathways leading to the front door, and a 'secret pathway' to Preston Road.

The location couldn't be more convenient, with easy access to coastal and seaside paths, and nearby countryside walks and bike routes. There are a number of local independent stores, doctor, hairdresser, convenience shops and village pubs in both Sutton Poyntz and Preston. Bus routes and road links provide easy access to both Weymouth, Dorchester and Bournemouth.

### Entrance Vestibule

Wood front door leading to inner entrance with tiled flooring, electric box, glazed door to ;

### Downstairs Cloakroom

Modern suite comprising concealed WC, wash hand basin, concealed storage cupboards, towel rail, side aspect leaded light window, tiled flooring.

### Hallway

Skylight, wall lighting, radiator, doors to ;

### Coat / Storage Room

Spacious cupboard for coats and boots.

### Utility Room

10'5" x 6'2"

Front aspect room, leaded light double glazed window, range of eye and base level units, drawers, double storage cupboard, space for fridge / freezer, one and a half sink unit, space and plumbing for washing machine and tumble dryer, wall and floor tiling.

### Kitchen / Breakfast Room

18'8" x 17'8"

Impressive double aspect room with original leaded light tall window, dating back to 1890. Comprehensive range of Magnet deep soft close units, drawers, granite countertops, incorporating a large breakfast island with De Dietrich induction hob, automatic rise and fall three speed extractor fan with timer option. Miele steam oven, single oven with grill, microwave, warming drawer, glass cabinets, integral fridge and freezer, wine fridge with temperature control, storage cupboard, column radiator, spotlights, double sink unit with hot tap and mixer tap, dishwasher, Stoves Range gas cooker with two ovens, further oven/ grill, 4 ring gas hob plus larger ring for wok cooking, boiler, glazed leaded light door to;

### Conservatory

14'5" x 12'5"

Mainly double glazed with two radiators, sliding patio doors to side garden, leaded light glazed door to lounge.

### Dining Hall

18'8" x 17'8"

Arched feature glazed door from kitchen to dining hall which was the original entrance to the school house. Polished wood floors, rear aspect mullion windows, inset double glazed leaded light windows, double radiator, under stairs storage cupboard, wall lighting, sweeping staircase to first floor, double glazed patio doors with mullion surround, archway to inner hallway, door to;

### Lounge

17'4" x 17'0"

Triple aspect room with mullion window surrounds, inset leaded light double glazing, focal point feature fireplace with inset fire, door to conservatory, double patio doors to the rear garden



### **Bedroom Four / Home Office**

14'5" x 10'2"

Rear aspect room, with side aspect double glazed window, deep double storage cupboard, further storage cupboards, radiator, double glazed leaded light door to garden.

### **Half galleried landing**

Staircase from dining hall, with dual bannisters, open landing with shelved cupboard, airing cupboard housing water tank, radiator, eaved ceiling creating a spacious, light airy feel, leading to;

### **Master bedroom**

18'8" x 17'4"

High ceiling, with exposed beams and cross-members, with two windows to rear, four sets of double fitted wardrobes, two radiators, leading to;

### **En-suite shower room**

7'10" x 6'6"

Rear aspect room with double glazed leaded light window, fitted mirrors to walls, low level WC, wash hand basin, vanity cupboard beneath, wall and floor

tiling, towel rail, shaver point, walk in shower unit with rain shower, shelved storage cupboard, spot lighting.

### **Bedroom Two**

17'0" x 13'9"

Front aspect room with original leaded light window, secondary double glazing, three double glazed velux style windows, two radiators, eaves, two built in cupboards, fitted wooden feature dressing table.

### **Bedroom Three**

13'9" x 9'10"

Double aspect leaded light double glazed windows, twin double wardrobes, radiator.

### **Family Bathroom**

10'2" x 8'6"

Contemporary white fully tiled suite comprising freestanding bath with mixer tap and shower attachment, low level WC, walk in double shower unit, with rain and hand shower, storage cupboards, wash hand basin with mixer tap and drawers beneath, shaver point, spotlights, towel rail.



## Grounds

The property has the beauty of two entrances. When driving, access is preferred from the rear road, via private gated entrance. Simply turn from Preston Road, into Church Road, and take the right hand turning into Tallidge Close. There is also a charming private entrance with an abundance of herbaceous borders, from Preston Road, which is extremely convenient when walking to School House.

## Rear Dual Garage

Access from rear, two electric up and over doors, with timber eaves providing storage, work bench, power and light, rear door to garden.

## Carport and further parking

The covered carport is next door to the garage. It provides parking for one vehicle, and there is an additional driveway to the side for a further vehicle. There is a rear garden door leading to the garden.

## Garden

Beautifully maintained sunny, flat private garden, with shrub and flower borders. The original water well is a superb feature of the garden, with

spacious patio area lending itself to entertaining alfresco dining. There is outside lighting, taps, a brick built storage shed providing an ample storage solution. There is a patio leads to side lawn, bin area and sweeps round to the front way, which leads to the front door and private way to Preston Road.



Local Authority  
Council Tax Band G  
EPC Rating D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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