

DIRECT



MOVES



## Osmington

East Farm, Osmington DT3 6EX

- Attractive lounge with spiral staircase
- Countryside walks and coastal paths
  - Village location
  - Modern elements
  - Osmington village
- Charming location.
- Period style thatched cottage
- Walking distance to Jurassic coast and sea
  - Alfresco dining area

**Offers Over £280,000 Freehold**





### Full Description

Charming contemporary thatched cottage positioned within the heart of Osmington village offering quiet and relaxed living. The property provides generous open plan living space with kitchen, lounge & dining area, endearing rear garden, two bedrooms, modern bathroom suite & car port providing parking

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Offered with no forward chain.

Laurel Cottage is located within East Farm, Osmington. Osmington is a quaint village situated on the Jurassic Coast with many beautiful stone and thatched buildings known for its tranquil atmosphere and picturesque surroundings a perfect escape from the hustle and bustle. Upton, Ringstead and Osmington Mills are within close proximity offering a plethora of country and seaside walks as well as a popular public house and dairy farm cafe.

Weymouth town centre is within easy reach providing a scenic seaside experience with its charming beaches, bustling harbour and an abundance of boutique shops, cafes and restaurants.

### Front of Property

Private large gravelled parking area, door leading to car port.

Entrance via front space door leading to open plan kitchen area

### Open Plan Living Area

19'0" x 16'9"

Range of base level units with worksurfaces, space for washing machine, integrated oven, four ring electric hob with extractor fan over, stainless steel sink drain aboard partially tiled throughout, open plan with-

Lounge/diner- Dual aspect double glazed windows, door leading to rear garden area, tiled flooring throughout, log burner with stone feature wall, ceiling beams, ceiling lights, space for dining table, spiral staircase leading to the first floor, BT point & tv point.

### Landing

Landing via spiral staircase leading from lounge, large storage cupboard with shelving, ceiling lights, power points, traditional wooden doors leading to bedrooms, and bathroom.

### Bedroom 1

9'9" x 10'9"

Dual aspect double glazed windows with charming views overlooking Osmington village, wall mounted electric radiator, power points, ceiling light.

### Bedroom 2

6'3" x 9'10"

Side aspect double glazed window, ceiling light, electric heater, power points.

### Bathroom

Recently installed modern bathroom suite with front aspect obscured window, fully tiled throughout,

enclosed bath with rain fall shower and glass screen, vanity wash hand basin, low level WC, heated towel rail.

### Garden

Mostly decked surrounded by shrubs and low wooden fence, providing a perfect space for outdoor door seating and alfresco dining, access via lounge, gate and steps leading down to parking and car port area.

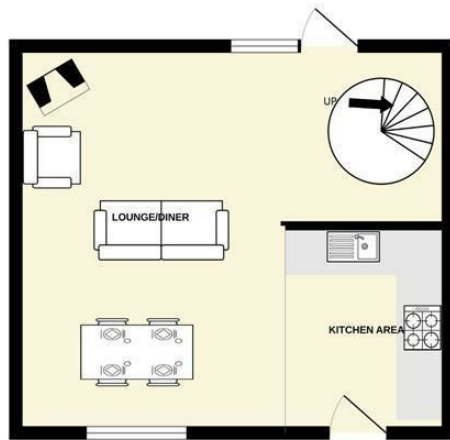
### Car Port

Providing covered parking with an internal door, which gives pedestrian access to the front of Laurel Cottage.

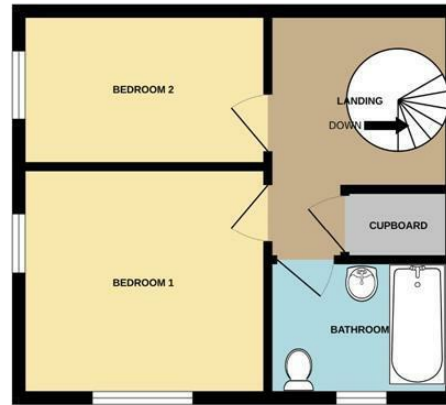


Local Authority  
Council Tax Band D  
EPC Rating

GROUND FLOOR



1ST FLOOR



LAUREL COTTAGE

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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