

St. Catherines

Wyke Road | Wyke Regis | Weymouth | DT4 9QP

Offers Over £800,000

BEAUMONT JONES

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An impressive four-bedroom detached family home offering over 2,100 sq ft of beautifully presented accommodation, a fabulous open-plan kitchen/diner/family room and a wonderful mature garden. Set back from the road behind a generous driveway and established planting, this handsome detached home offers an exceptional combination of space, character and contemporary family living.

- Substantial four-bedroom detached family home
- Bi-folding doors opening directly onto the garden
- Principal bedroom with en-suite
- Stunning open-plan kitchen/diner/family room
- Two additional reception rooms
- Generous driveway with ample parking & single garage

Full Decription
Accommodation

From the moment you step inside, there is a real sense of scale and individuality. The welcoming entrance hall retains plenty of character and provides access to two separate front facing reception rooms, while to the rear is undoubtedly the heart of the home – a superb open-plan kitchen, dining and family space overlooking the pretty garden.

Flooded with natural light, this impressive room offers underfloor heating and has been designed perfectly for modern family life and entertaining. The kitchen features an extensive range of bespoke solid-wood cabinetry complemented by granite work surfaces, space for a range-style cooker and large fridge/freezer.







An exceptional family home where character meets contemporary living











The design has been carefully considered with lovely touches such as a walk-in pantry, coffee bar area, breakfast station and a Quooker hot water tap. The beautiful modern parquet flooring flows through the room with ample space remaining for both dining and relaxed seating. A roof light brings further light into the room, while wide bi-folding doors open directly onto the rear garden, creating a wonderful connection between inside and out. A contemporary wood-burning stove provides a lovely focal point.

The separate sitting room is another generous space, with a traditional fireplace and wood-burning stove overlooking the landscaped front garden. Across the hallway, a further reception room provides a versatile formal dining room, snug, playroom or home office. Practicality has been equally well considered with a substantial utility room provides excellent additional storage and laundry space, together with access outside, while a ground-floor WC completes the downstairs accommodation.

Upstairs, the generous landing offers additional space, ideal for home working or an additional reading or hobby space, along with a useful large airing cupboard. There are four bedrooms, the principal bedroom being especially impressive and complemented by its own generous sized en-suite shower room. The remaining bedrooms are all well proportioned, with attractive character windows bringing in plenty of natural light. Bedrooms two & three are comfortable double bedrooms with sea glimpses whilst bedroom four has an attractive bay window, similar outlook and is a good sized single bedroom. The family bathroom is another excellent size and features both a separate shower enclosure and bath.

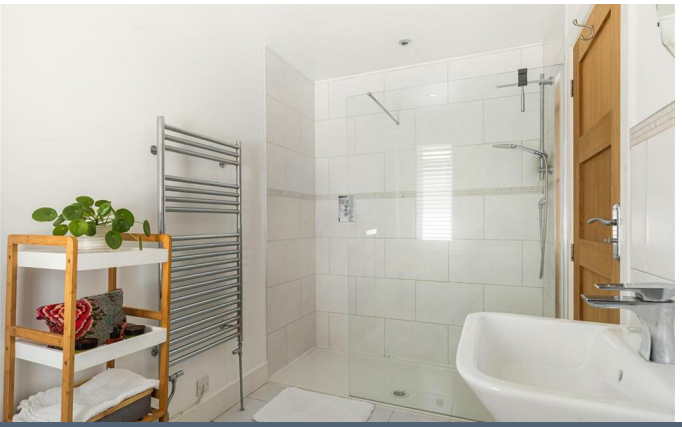
Outside

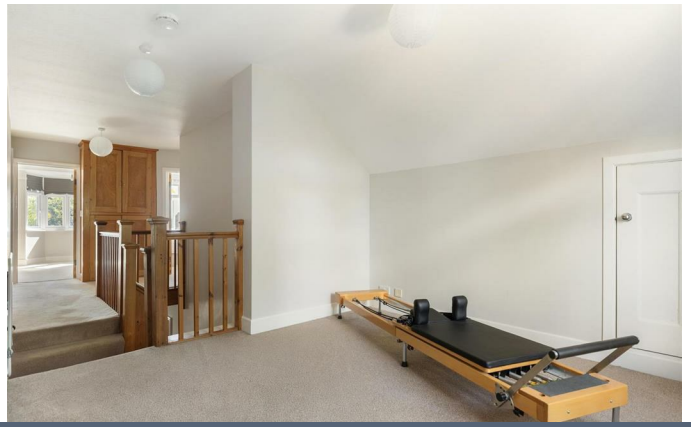
The outside space is a real highlight. To the front, the property sits well back from the road with a substantial driveway providing ample off-road parking, framed by mature trees and established planting which gives the house an attractive and private approach. The front gardens have been beautifully landscaped to include a covered porch, well stocked planting, stone stepped entrance and inviting circular seating area to one side. To the rear is a beautiful, mature and wonderfully established garden, predominantly laid to lawn and surrounded by mature trees including an abundance of fruit trees, evergreen shrubs and planting. A generous sized patio and seating areas abuts the house provide plenty of room for outdoor dining and entertaining, while the scale of the lawn makes this a fantastic











garden for families. The bi-folding doors from the kitchen/family room open straight onto the garden, making the whole rear of the property feel particularly sociable through the warmer months. There is a large store to the side of the house (with two doors) and a single garage with up and over door.

Location

Located on one of Weymouth's most desirable roads. The town centre can be found within circa one mile of the house and provides a comprehensive range of shopping facilities, eateries, as well as its famous blue flag sandy beach, picturesque inner harbour and a main line rail station providing links to London Waterloo and Bristol Temple Meads. Weymouth and Portland offer superb sailing and water sports facilities particularly those at the Olympic sailing centre on Portland. The surrounding area forms part of the World Heritage Jurassic Coastline and provides the opportunity to enjoy excellent walks and riding with a network of bridle/footpaths over the surrounding rolling countryside and along the coastal paths. The property also falls within the catchment area of a number of highly regarded schools.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band F. Services: - Mains gas, electric & drainage.

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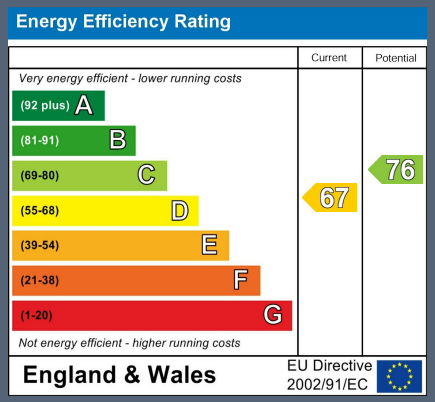
Character features including fireplaces, wood-burning stove and feature windows

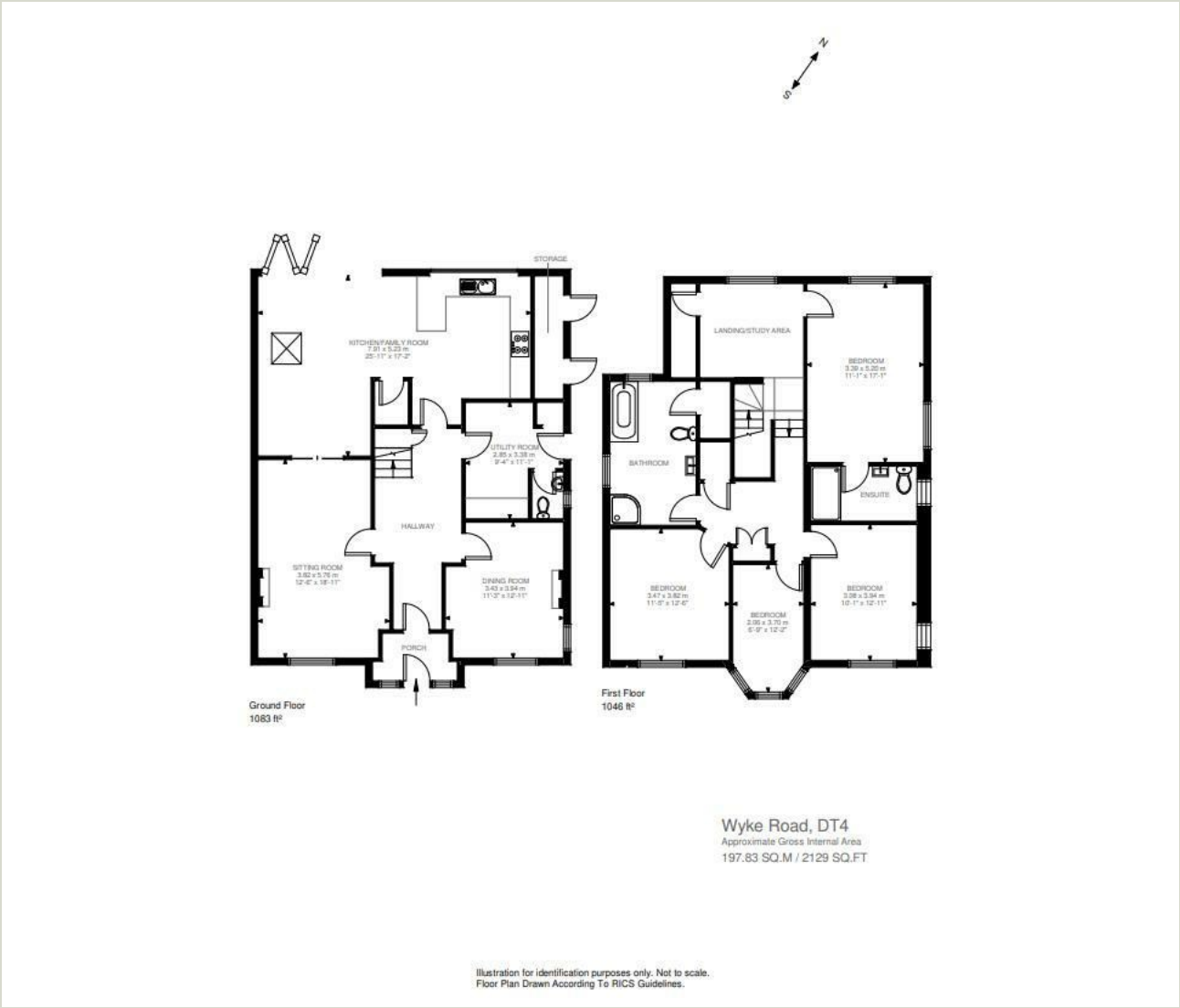












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