



Connells

Weyview Crescent
Weymouth



Property Description

Welcome to 'Windrush', a truly charming home that effortlessly captures attention. Tucked away in a peaceful cul-de-sac, the property enjoys a unique setting, bordering open fields & backing directly onto the picturesque River Wey.

Upon entering, the inviting sitting room offers a wonderful sense of space, enhanced by high ceilings & an abundance of natural light. This elegant room easily accommodates a variety of furnishings and features a charming fireplace. Doors open onto an elevated balcony, where you can enjoy stunning views across the garden, river & surrounding countryside.

The kitchen/dining room provides a superb social hub, ideal for both everyday living & entertaining. The kitchen is fully integrated and thoughtfully designed. From here, there is access to the garage, cloakroom, and a versatile snug/study, offering excellent flexibility.

The home's split-level layout creates a natural & practical flow, with three bedrooms located on the upper level. The principal bedroom benefits from direct access to the garden, along with a dressing room & en-suite. Bedrooms two & three are both generous doubles with built-in wardrobes. The family bathroom is well-appointed, featuring a double shower cubicle, wash hand basin & WC.

Entrance

Composite glazed door leading into:-

Kitchen/Dining Room

26' 1" x 11' 11" (7.95m x 3.63m)

There is a peninsular unit separating the kitchen from the dining space, with an oak surface and a range of shelves and drawers under providing plenty of storage. At the end of the peninsular unit is a tall, curved, double cupboard. The bespoke kitchen benefits from a Corian work surface and splashback, engineered hardwood floor, an extensive range of Parapan® fronted pan drawers, & cupboard. The kitchen is fully integrated with sink and drainer unit, mixer water tap over, stainless steel dishwasher, Miele stainless steel dishwasher, Fisher and Paykel® double fridge and pull-out freezer below, two Neff ovens with hide and slide doors and warming drawer below. There is a very useful corner larder with marble work surface, plenty of shelving and three pull out basket drawers. This area is hidden by two full height Parapan® doors. Inset spot lighting. Side aspect double glazed window.

Snug

11' 10" x 9' 9" (3.61m x 2.97m)

Oak flooring. Side aspect double glazed window. Brushed chrome power points. Covings. Inset spot lighting. Wall mounted radiator. Door leading into Garage.

Utility Room

11' 4" x 6' 4" (3.45m x 1.93m)

Roll top laminate work surfaces, a stainless steel sink and drainer unit with mixer tap and window over, wall mounted cupboard units and space and plumbing for a washing machine and tumble dryer. Side aspect double glazed upvc door providing access into the garden.

Cloakroom

Low-level W.C, wash basin with storage under and a window to the side. Extractor fan. Wall mounted radiator. Inset spot lighting.

Inner Hall

Carpeted. Under stairs storage cupboard. Steps leading down into:-

Bedroom One

14' 2" x 12' 1" (4.32m x 3.68m)

Stunning Principal Bedroom, with large window double French doors leading out to the patio with shutters. Rear aspect double window with shutters. Carpeted. Covings. Brushed chrome power points.

Dressing Room

7' 7" x 6' 6" (2.31m x 1.98m)

Dressing room with plenty of shelves and hanging rails. Carpeted.



En Suite

7' 7" x 5' (2.31m x 1.52m)

Low-level W.C, wash basin built into vanity unit with drawers and cupboards under, a walk-in shower, heated towel rail and a large window to the rear.

First Floor Landing

Carpeted. Stairs rise to second floor. Double wooden doors leading into:-

Sitting Room

22' 5" x 12' 1" (6.83m x 3.68m)

This magnificent room enjoys incredible ceiling heights, a log burning stove, inset into stone mantle and an engineered hardwood floor. There are windows to both sides as well as high level windows and double French doors on either side of the fireplace leading out to the balcony. Shutters have been added to all windows in this room.

Private Westerly Balcony

Second Floor Landing

Carpeted. Wall mounted radiator. Door leading into:-

Bedroom Two

14' 10" x 10' 11" (4.52m x 3.33m)

Significant double room with fitted storage. Carpeted. Coving. Skirt boarding. Wall mounted radiator. Side aspect double glazed window. Power points.

Bedroom Three

14' 10" x 10' 11" (4.52m x 3.33m)

Significant double room with fitted storage. Carpeted. Coving. Skirt boarding. Wall mounted radiator. Side aspect double glazed window. Power points.

Bedroom Four

12' 4" x 6' 6" (3.76m x 1.98m)

Pleasant room with fitted storage. Carpeted. Coving. Skirt boarding. Wall mounted radiator. Side aspect double glazed window. Power points.

Bathroom

11' 5" x 7' 9" (3.48m x 2.36m)

Stunning space with Low-level W.C, wash basin integrated into vanity unit, double walk in shower with rainfall attachment and a window to the side. Inset spot lighting. Wall mounted chrome heated towel rail. Airing cupboard.

Garage

9' 9" x 7' 6" (2.97m x 2.29m)

Outside

The property is accessed via a private, no-through driveway for four properties. There is parking for three cars to the front, leading to the storage room, accessed via an up-and-over garage door. This space has light and power connected, as well as a hatch to the loft space which is boarded and has a light.

The rear of the property can be accessed by pathways either side of the property. The rear garden has been beautifully landscaped. The large top, patio area can also be accessed from the principal bedroom and is partly shaded by the balcony over. A spiral staircase rises to the balcony with composite decking, glass balustrades, canopy over and views out over the hills beyond. Steps lead from the top patio, down to the lower patio area with further space for seating and dining. Further steps lead to a lawned area. At the bottom of the garden is the river Wey, accessed by steps. There is a pretty arbour, perfect for sitting out with a glass of wine while watching the wildlife.









Total floor area 168.7 m² (1,816 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: C Council Tax Band: E

Tenure: Freehold

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