



Instinct Guides You



## Langton Herring, Weymouth, Dorset DT3 4JB

Price guide £650,000

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A SUBSTANTIAL FOUR DOUBLE BEDROOM BUNGALOW with DOUBLE GARAGE set within STUNNING SURROUNDINGS enjoying FAR REACHING COUNTRYSIDE VIEWS situated in the idyllic COASTAL VILLAGE of LANGTON HERRING. This VERSATILE property is sat within it's OWN SOUTH/WESTERLY GROUNDS offering extensive accommodation which would suit a couple or extended family as has the potential to be sub-divided to create annexed living. This truly peaceful location is moments from the THE FLEET LAGOON and JURASSIC COASTLINE and approximately 5 miles west of Weymouth and approximately 11 miles to the county town of Dorchester. The accommodation in brief comprises entrance hallway, lounge, conservatory, kitchen/diner, four double bedrooms the master being En-suite and bathroom. Outside the property is set in beautiful gardens with extensive on and off driveway providing ample parking for many vehicles including a caravan and large double garage with electric door and WC.

### Entrance

Door into:-

### Entrance Vestibule

Door into:-

### Entrance Hallway

Loft access. Radiator. Cloak storage cupboard. Radiator. Door through to bedrooms three, four and bathroom. Door to:-

### Kitchen Diner 19'2" x 11'6" (5.85 x 3.52 )

Fitted kitchen comprising a range of wall and base units with roll edge work surfaces over. Inset one & half sink bowl with drainer. Space for cooker with extractor hood over. Breakfast bar area. Integrated dishwasher and fridge. Tiling. Downlighting. Rear aspect double glazed window. Radiator. Cupboard housing hot water cylinder and solar panel settings. Double glazed door to conservatory. Door through to inner hall and lounge.



### Conservatory 14'7" x 14'2" (4.47 x 4.32)

Part brick double glazed conservatory with triple aspect double glazed windows. Radiators. Double glazed patio doors to garden.



### Lounge 16'8" x 12'0" (5.09 x 3.66)

Front aspect double glazed window enjoying panoramic views of surrounding hills and countryside including hardy's monument. Stone feature fireplace with solid fuel burner. Radiator. Coved ceiling.

### Inner Hall

Downlighting. A range of fitted storage cupboards. Radiator. Double glazed door to side garden.

### Master Bedroom 13'8" x 11'8" plus door recess (4.19 x 3.56 plus door recess)

Front aspect double glazed window enjoying panoramic views of surrounding hills and countryside including hardy's monument. Range of fitted bedroom furniture. Radiator. Coved ceiling. Television point. Door to:-



### En-suite Bathroom

Comprising panelled Jacuzzi bath with shower over. Vanity unit. Close coupled WC. Tiling. Coved ceiling. Radiator. Side aspect double glazed window.



### Bedroom Two 15'7" x 13'3" (4.75 x 4.04)

Currently used as another lounge. Side aspect double glazed window. Radiator. Double glazed French doors out to garden enjoying the views of the surrounding hills and countryside.



### Bedroom Three 14'2" x 9'8" (4.34 x 2.95)

Front aspect double glazed window enjoying panoramic views of surrounding hills and countryside including Hardy's monument. Radiator. Fitted wardrobes. Vanity unit.



### Bedroom Four 11'8" x 11'3" (3.58 x 3.45)

Rear aspect double glazed window overlooking the garden enjoying views of surrounding hills and countryside. Vanity unit. Radiator.



### Bathroom

Comprising panelled bath with shower attachment over. Close coupled WC. Pedestal wash hand basin. Tiling. Radiator. Tiled flooring. Rear aspect double glazed window. Extractor fan.

### Gardens

Sit within approximately a 1/3rd of an acre of gardens with flowing lawns, mature trees and well established planting surrounded by open fields. The rear garden is of a south/westerly sunny aspect offering views to Hardy's monument to the front and fields to the rear. Large Vegetable plot. Outside electric and water supply to both front and rear. Extensive on and off driveway being ideal for motorhome or caravan plus driveway leading up to the double garage providing further parking.

### Double Garage 27'6" x 19'2" (8.4 x 5.85)

Double garage with electric up and over door power and light. Dual aspect double glazed windows. Cloakroom comprising close coupled wc and wall mounted wash hand basin. Boiler. Sink unit with space for washing machine and freezers. ( Please note the garage is built with a cavity construction which could lend itself to being converted STTP to additional accommodation ).

### Local Scenes

surrounding locations of open countryside and Fleet.





APPROX. GROSS INTERNAL FLOOR AREA 2193 SQ FT 203.7 SQ METRES (INCLUDES GARAGE)



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