



AUSTIN 
ESTATE AGENTS

Treetops

Off Church Lane

Osmington

Weymouth

DT3 6EW

£420,000

SUMMARY

- Grade II Listed Thatched Cottage with New Thatch to the Porch & Ridge
- Abundant Character Features Throughout
- Three Bedrooms
- Spacious Sitting / Dining Room
- Cottage Style Kitchen with Aga
- Ground Floor Shower Room & First Floor Bathroom
- Electric Heating
- Beautiful Gardens
- Gravelled Driveway for Off Road Parking
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Sitting / Dining Room 18' 1" max x 11' 9" max (5.51m max x 3.58m max)

Kitchen 11' 7" max x 9' 9" max (3.53m max x 2.97m max)

Shower Room 5' 11" max x 4' 8" max (1.81m x 1.43m)

FIRST FLOOR

First Floor Landing

Bedroom One 11' 2" max x 11' 0" max (3.40m max x 3.35m max)

Bedroom Two 9' 10" max x 6' 11" max (3.00m max x 2.11m max)

Bedroom Three 8' 10" max x 6' 7" max (2.69m max x 2.01m max)

Bathroom 8' 0" max x 5' 6" max (2.44m max x 1.68m max)

OUTSIDE

Front & Side Gardens

Gravelled Driveway

THE PROPERTY

Our vendor says, "My beautiful Treetops is an old cottage, sitting in a quiet, secluded location off the main lane. To wake up with bird song in Spring and hear owls hooting close by in Winter is delightful. The striking apple tree yields abundant fruit that are delicious raw but can also be baked, or made into chutney with grapes from the vines dried into lovely sticky currants on the Aga, or apple jelly with mint and other herbs from the garden. The nearby cider museum will crush any surplus apples on their exhibits to make home brew cider!"

From the cottage, it's just a short walk up to the White Horse and the Ridgeway, or down past the village dairy to sample local ice cream en route to the coast path and the historic Smuggler's Inn."

We are delighted to offer for sale, with no onward chain, this beautiful Grade II Listed cottage set within a quiet lane in the idyllic location of Osmington, a wonderful village on the outskirts of Weymouth. This 'chocolate box' cottage boasts a spacious lounge / diner, cottage style kitchen, a ground floor shower room, three bedrooms and first floor bathroom, all of which are full of character features. Outside the cottage enjoys beautiful gardens and a gravelled driveway for off road parking. The vendor has recently replaced the thatch on the porch and ridge of the roof.

From the entrance lobby, access is gained into the sitting / dining room and ground floor shower room. The sitting / dining room is simply stunning with a magnificent Inglenook fireplace, housing a multi-fuel burner, feature stone and brick walls as well as exposed beams. Natural light is obtained from dual aspect windows to the front and side. A door at the rear flows through to the kitchen, hosting a fabulous blue Aga oven and a range of base level storage units, in keeping with the style of the cottage, with space for additional domestic kitchen appliances. An understairs cupboard provides further useful storage space. The ground floor shower room has a modern suite comprising an independent shower cubicle, low level WC and pedestal wash hand basin.





The Property Continued / . . .

From the first floor landing, access is gained into the cottage's three bedrooms. Bedroom one is a very pretty double bedroom with a charming front aspect window overlooking the beautiful apple tree and the front garden. From here a door leads onto a dressing area and then onto a bathroom, which is a bright room with front aspect window, wood panelling and white painted stone walls, low level WC, pedestal wash hand basin and panelled bath with shower mixer tap. Two further bedrooms, both tastefully decorated, are found at the rear of the property.

The cottage gardens are a further highlight of this property. The patio area faces a fabulous south westerly aspect and is a wonderful space to enjoy this beautifully maintained garden, which includes two mature vines, a raised vegetable bed, a lawned area with a splendid apple tree. The garden is pleasantly planted throughout. To the side of the garden is a gravelled driveway suitable for parking two vehicles.

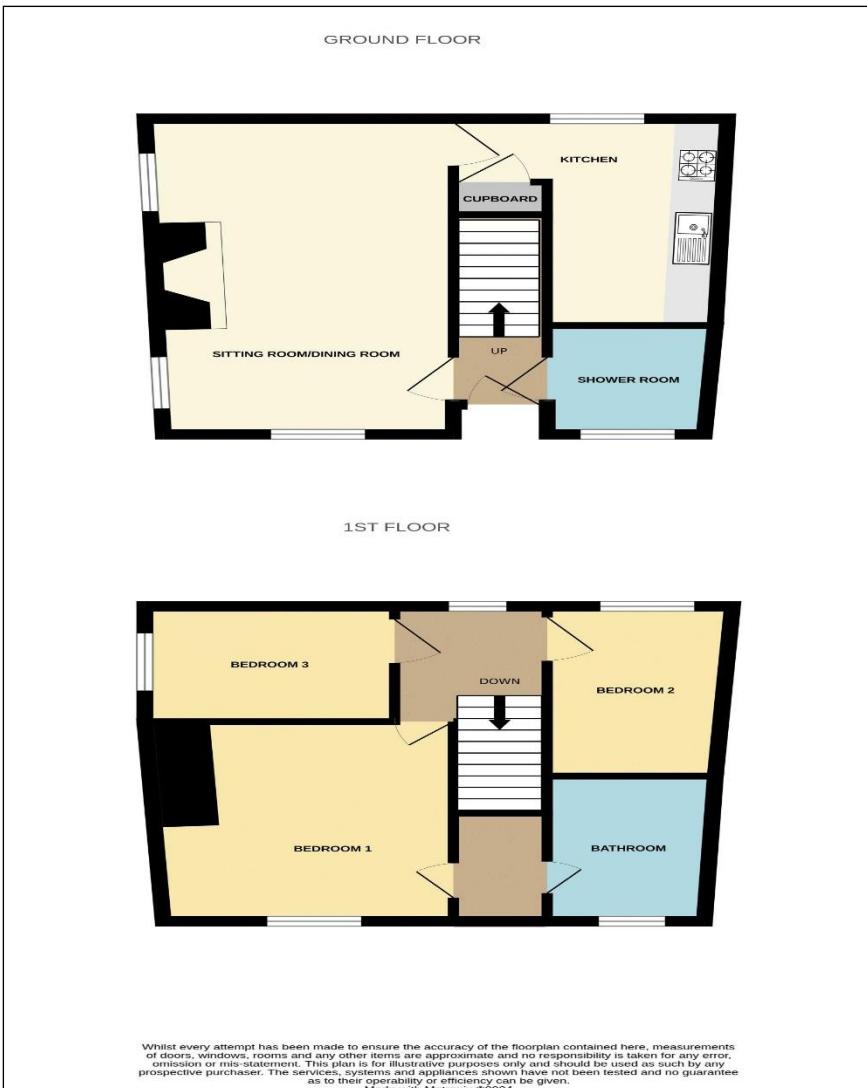
Osmington is a charming Dorset village on the outskirts of Preston with a strong sense of community through its ancient thirteenth century church and vibrant village hall, which offers a full calendar of activities throughout the year. The dramatic Jurassic Coastline and South West Coast Path provide a wonderful setting for beautiful coastal walks and a plethora of countryside walks surround the village. The seaside town of Weymouth is four miles away which offers many local shops, restaurants, bars and theatre as well as main railway links to London.

For further information, or to make an appointment to view this enchanting cottage, please contact Austin Estate Agents.

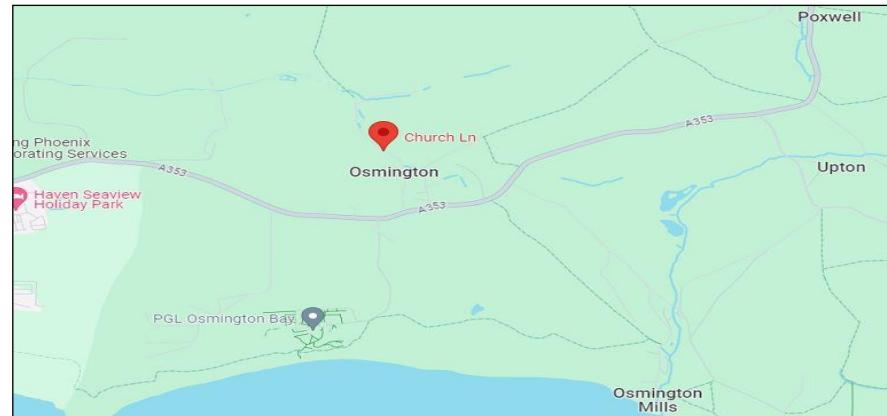




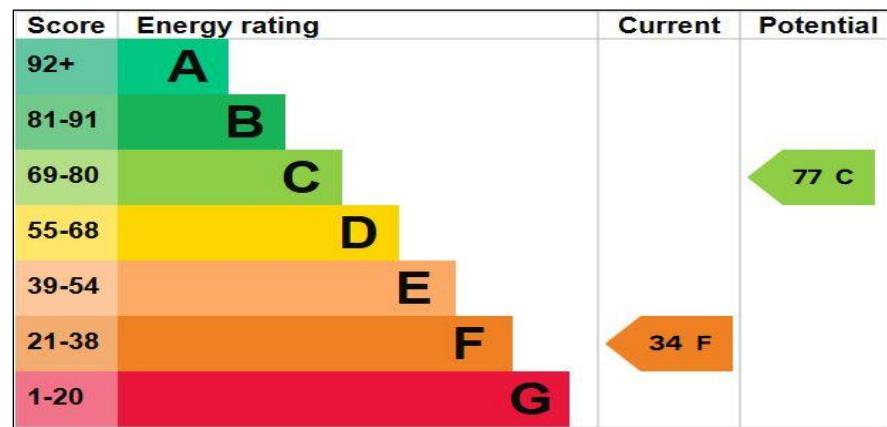
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: D **TENURE: Freehold**

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.