

Symonds
& Sampson



3 Sunningdale Rise

Preston, Weymouth

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Preston
Weymouth
DT3 6QB

A beautifully presented four double bedroom detached house situated in a highly sought after cul-de-sac location at Preston within a short walking distance to Overcombe beach.



- Substantial executive style detached house
- Sought after cul-de-sac at Preston close to Overcombe beach
 - Far reaching views
 - Beautifully presented accommodation
 - Stunning fitted kitchen/breakfast room and contemporary fitted bathrooms
- Four double bedrooms with two en-suite shower rooms
 - Extensive parking and double garage

Offers In Excess Of **£770,000**

Freehold

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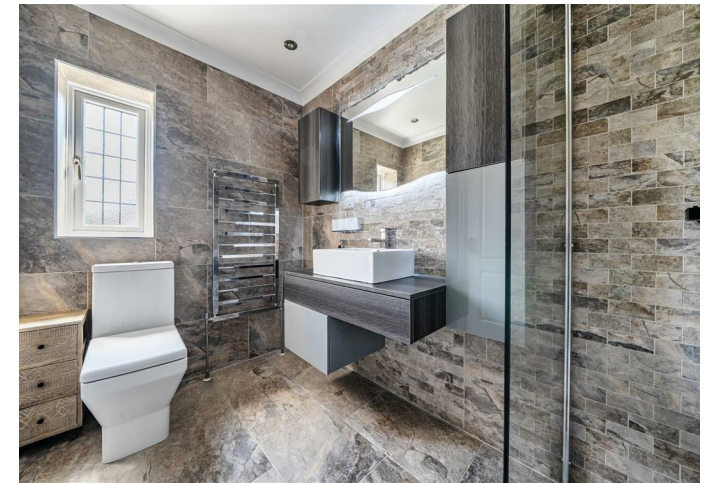
THE PROPERTY

Built in 2002 within a select development of only five houses, with attractive Purbeck stone and rendered elevations, this impressive family home has been subject to comprehensive improvement and modernisation with a host of contemporary features.

A spacious and welcoming reception hall has stairs to the first floor, cloakroom and doors into an impressive triple aspect sitting room with marble fireplace and two sets of French doors with one set leading into a Uprvc double glazed conservatory with underfloor electric heating and doors to the rear garden. An archway from the sitting room leads into the dining room or study with fitted cupboards and French doors to the rear.

The kitchen/breakfast room is a particular feature, being extensively fitted with a contemporary range of cupboards with quartz worksurfaces and concealed display lighting. The kitchen is fitted with a range of integrated and built in appliances comprising of washer/dryer, dishwasher, full height fridge and freezer, double wine fridge, built in double oven and microwave and gas hob with extractor unit. Attractive tiled flooring runs throughout the room.

On the first floor a galleried landing enjoys far reaching views to the front over Preston. There are four double bedrooms, three of which have juliette balconies. The main bedroom is a particularly spacious room with professionally fitted wardrobes and a contemporary fitted en-suite wet room. The second bedroom is also very spacious with built in wardrobes and an en-suite shower room. The family bathroom has been upgraded with a modern white suite with panelled bath and twin wash hand basins, built in cupboards and utility cupboard.





OUTSIDE

Electric wrought iron gates open onto a large tarmac driveway providing off road parking for several cars and leading to an attached double garage with twin doors, ample space for 2 cars, fitted shelving and wall mounted gas fired boiler. Stone retaining walls are stocked with shrub borders. Pedestrian side access leads to a large paved patio to the side which extends around to the rear of the house. Steps lead up to a further paved sun terrace with small lawn and shrub borders and a further upper paved terrace. There is a further patio area to the south side with pedestrian side access.

SITUATION

The property is situated on the outskirts of Weymouth in one of the area's most enviable locations just a short walk to the beach at Overcombe. There are a wide range of local

amenities close by including post office/ general store, café, public house and florist. Approximately ½ mile at Chalbury Corner there is a doctor's surgery, pharmacy and deli/off license. The bustling and lively town centre can be found within approximately 2 miles and provides a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of boutiques, eateries and café/bars.

Weymouth and Portland boast excellent sailing and water sport facilities and the resort is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.



DIRECTIONS

What3words ///accompany.fondest.dips

(Dorset Council - 01305 251010)

SERVICES

All main services are connected.

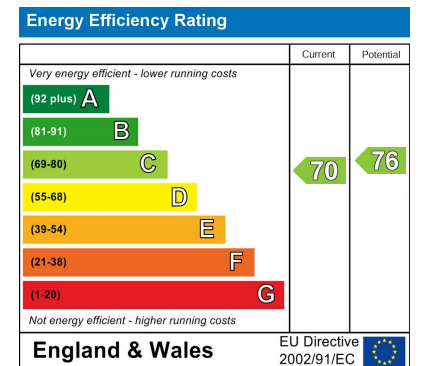
Gas fired central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Photos taken in July 2026

Council Tax Band: G



Sunningdale Rise, Preston, Weymouth

Approximate Area = 2328 sq ft / 216.2 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

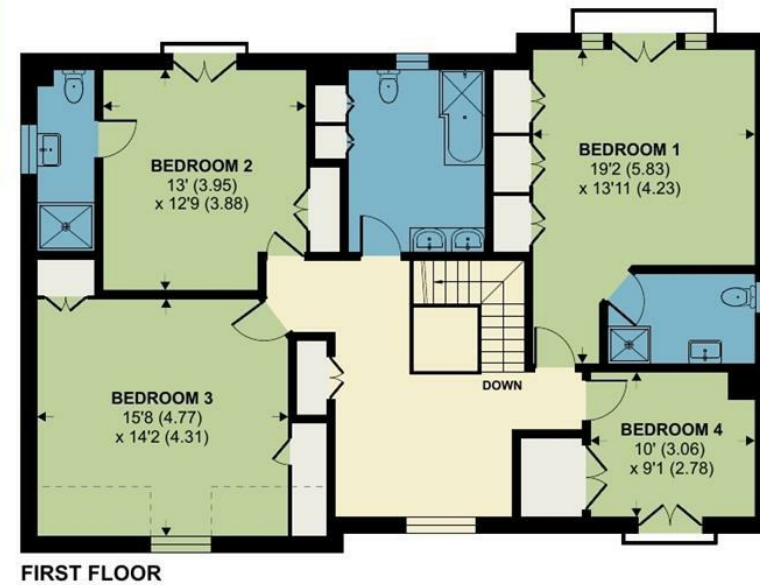
Garage = 319 sq ft / 29.6 sq m

Total = 2689 sq ft / 249.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1486811



Poundbury/DW/10.07.26



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