



## Hardys View, 16 Coldharbour, Chickerell, Weymouth, Dorset

An individually built detached chalet style bungalow situated on the outskirts of Chickerell and set in substantial gardens with far reaching countryside views to Hardy's Monument.

Guide Price  
**£500,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Hardys View, 16 Coldharbour, Chickerell, Weymouth, Dorset, DT3 4BG

- Individually built detached chalet style bungalow
- Under the same family ownership for nearly 70 years
  - Far reaching countryside views at the rear
    - Requiring modernisation
    - 2 reception rooms and 3 bedrooms
  - Large driveway for ample parking and garage
    - Substantial gardens, in all 0.417 acres

Viewing strictly by appointment through  
Symonds & Sampson Poundbury Sales Office  
on 01305 251154





### The Property

An older style, individually built detached chalet bungalow situated in a semi-rural location at Coldharbour enjoying far reaching views over the surrounding countryside to Hardy's Monument in the distance. Under the same family ownership for nearly 70 years, the original property has been subject to enlargement and whilst in need of modernisation, offers excellent potential for further improvement and extension.

On the ground floor, double doors lead to a reception hall with stairs to the first floor, understairs storage, airing cupboard and access to a spacious double bedroom with a double aspect together with a wet room and separate WC. The kitchen/breakfast room again has a double aspect and is fitted with a range of wall and floor cupboards with sink, electric cooker and plumbing for washing machine and dishwasher. To the side is a lobby with door to the rear garden. The sitting room has a brick built open fireplace with an archway leading into a sun room/ garden room with triple aspect and patio doors opening to the garden.

On the first floor, the landing has a door to a useful store room and dormer window enjoying delightful countryside views. There are 2 first floor double bedrooms, both with built in wardrobes, cupboards and sink units.

### Outside

Outside, the property is well set back from the lane, approached via a long gravelled driveway providing off road parking for numerous cars and leading to a detached garage. The front garden is lawned and stocked with an abundance of trees, shrubs and fishpond. The larger gardens are to the rear which back onto fields and offer large expanses of lawned gardens, paved patio, derelict shed and greenhouse. The gardens are stocked with a variety of trees and shrubs and offer great potential to further open up the fabulous countryside views.

### Situation

The property is situated at Coldharbour which lies in between the villages of Chickerell and Nottingham. Chickerell is close by and on the outskirts of the popular coastal town

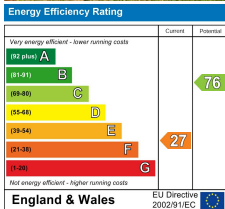
of Weymouth and close to the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis. Chickerell is very much sought after particularly with families and young professionals with the area boasting a vibrant and active community with a wide range of amenities and facilities including both primary and secondary schools, a Morrisons local with Post Office, Village Hall, Library, Church, Chemist, two Public Houses, a Restaurant and Leisure centre with Gymnasium and 3G sports pitches. The World Heritage Jurassic Coastline is nearby with a network of footpaths which provide the opportunity to enjoy good coastal walks and breath-taking views along the Fleet Lagoon. Weymouth town centre can be found within 3 miles accessible by cycle lanes, local bus or car and provides a wider range of shopping facilities, eateries, as well as a sandy beach and picturesque inner harbour.

### Services

Mains electric, water and drainage.  
Electric storage heating system.

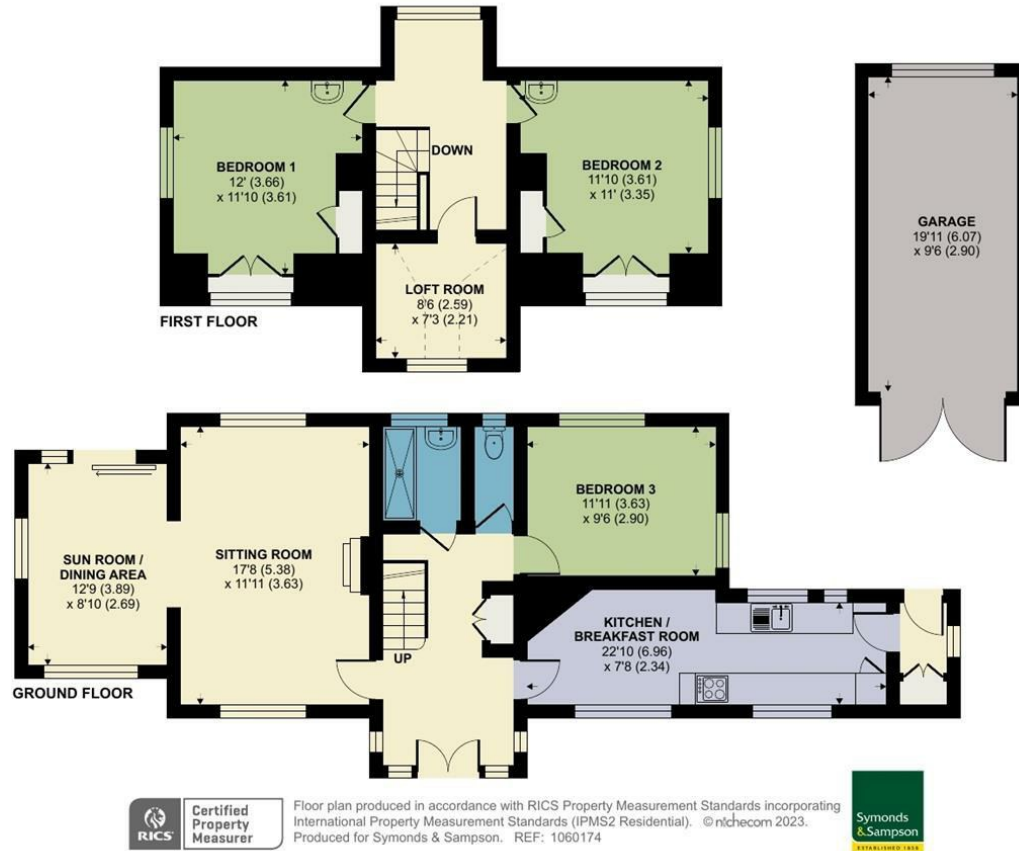
Local Authority  
 Dorset Council Tel: - 01305 250101  
 Council Tax Band: D

**Directions**  
 From Dorchester take the A354 Weymouth relief road, signposted to Weymouth. At the first roundabout take the 2nd exit signed Weymouth. Continue for about 2 miles and at the 2nd roundabout take the 3rd exit signed Upwey. Proceed along this road, taking the third left hand turning, signed Nottingham follow the road through the village over the bridge and turn left towards Chickerell. Continue for approximately 1 mile and follow the road into Coldharbour and the property will be found on your right hand side.



## Coldharbour, Chickerell, Weymouth

Approximate Area = 1332 sq ft / 123.7 sq m  
 Limited Use Area(s) = 37 sq ft / 3.4 sq m  
 Garage = 190 sq ft / 17.6 sq m  
 Total = 1559 sq ft / 144.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1060174



Poundbury DW 08/12/23

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