



LAKE BUNGALOW

## Lake Bungalow, Spa Road, Weymouth, Dorset

An attractive individually built detached bungalow situated at Radipole enjoying delightful views over its own gardens, set in grounds of around 1.28 acres.

Guide Price

**£685,000**

Freehold

Symonds  
& Sampson

ESTABLISHED 1858

## Lake Bungalow, Spa Road, Weymouth, Dorset, DT4 0TP

- Substantial individually built detached bungalow
  - Far reaching countryside views
- Two reception rooms and well appointed modern fitted kitchen
- Three double bedrooms, all with en-suite bathrooms
  - Study/bedroom 4
- Detached double garage and range of outbuildings
  - Extensive parking
- Substantial landscaped gardens and grounds, in all around 1.28 acres
- Planning permission granted for 1st floor dormer with balcony and rear external staircase

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





### The Property

An attractive individually built detached bungalow situated at Radipole enjoying far-reaching views over the surrounding fields and meadows. Built-in 1985 with Purbeck stone elevations, the property is set in stunning gardens, bounded by the River Wey and extending to 1.28 acres.

Internally, the accommodation is well presented with oak internal doors and an attractive fitted kitchen and en-suite facilities to three bedrooms. From the entrance hall, access leads to a cloakroom, double storage cupboard and doors into a double-aspect sitting room with patio doors opening onto a sun terrace at the rear. An archway leads through to a double-aspect dining room. The kitchen has a modern range of wall and floor cupboards with a built-in electric oven, microwave, induction hob, integrated fridge freezer and dishwasher. Two bedrooms enjoy the benefit of en-suite shower rooms with the third bedroom having an en-suite bathroom. All bedrooms have built-in wardrobes. There is a spacious utility room with wall-mounted gas boiler with a door leading into a study or bedroom 4.

### Outside

Outside, a large tarmac driveway leads to concrete hardstanding and parking for numerous cars together with a detached timber-built double garage with electrically operated doors. Lawned gardens extend to the front and side, stocked with shrubs and trees. Immediately adjoining the rear is a raised sun terrace with a pergola, enjoying delightful views over the gardens and meadows. There are a range of outbuildings including 3 sheds and a greenhouse. Steps lead down to lower lawned gardens, bounded by the River Wey, an area of woodland and a summerhouse with electric and internet connections. The gardens and grounds are a particular feature of the property, offering an ideal environment for an abundance of wildlife by the bank of the river and woods.

### Situation

The property is situated in a popular and convenient location at Radipole within easy reach of Weymouth town centre and beaches, as well as a wide range of amenities close by with a number of supermarkets, restaurants, public

houses, butchers, hairdressers and food outlets all within walking distance.

Weymouth is situated along the world heritage coast line and is a busy active seaside resort. The town provides an excellent range of shopping facilities as well as a number of cafes, bistros, and restaurants.

The surrounding coastline offers the opportunity of enjoying a number of water sports and leisure pursuits. The county town of Dorchester can be reached within approximately 8 miles and both Weymouth and Dorchester have main line railway stations to London (Waterloo).

### Services

Mains gas, electric, water and drainage.  
Gas-fired central heating system.

Local Authority  
Dorset Council Tel: - 01305 251000

Council Tax Band: E  
EPC: D

**Planning**

P/HOU/2023/02000 Replace roof and install windows to the rear to create 1st floor dormer. Install 1st floor glazed balcony and rear external staircase. For further details please go to [planning.dorsetcouncil.gov.uk](http://planning.dorsetcouncil.gov.uk)

**Directions**

From Dorchester take the A354 towards Weymouth, continue on the A354 until you reach Manor Road Roundabout. Take the second exit onto Dorchester Road keeping Morrisons supermarket on your left hand side. Continue along Dorchester Road and after passing through the traffic lights turn right into Spa Road and the property will be found on your left hand side, just after the turning into Ullswater Crescent. What3words [///playroom.liners.obvious](https://www.what3words.com/playroom.liners.obvious)



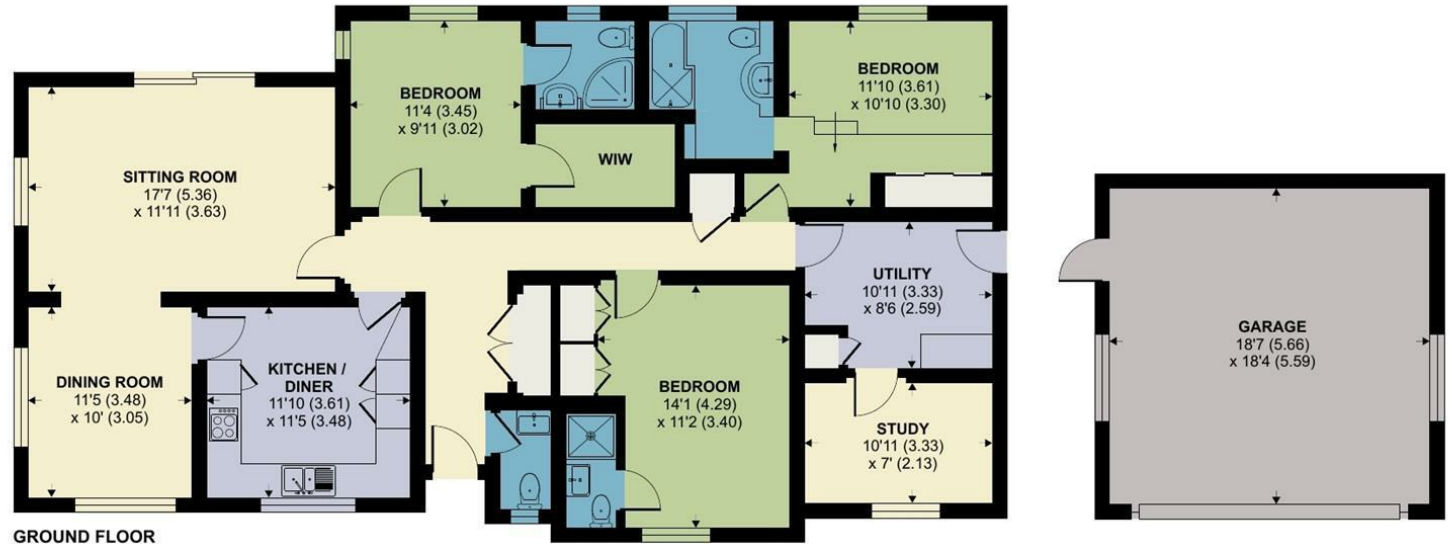
# Lake Bungalow, Spa Road, Weymouth

Approximate Area = 1498 sq ft / 139.1 sq m

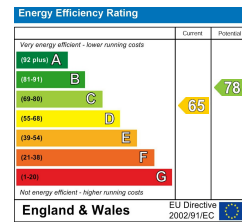
Garage = 342 sq ft / 31.7 sq m

Total = 1840 sq ft / 170.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1043932



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