



## Govan, Nottingham Lane, Nottingham, Weymouth, Dorset

A unique split-level home with country views accessed via a private drive with ample parking, garage and workshop.

Guide Price  
**£600,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Govan, Nottingham Lane,  
Nottingham, Weymouth,  
Dorset, DT3 4BH**

- Individually designed and built home
  - Countryside views
- Reception with vaulted ceiling and feature fireplace
  - Three conservatories
  - Fitted kitchen/breakfast room
- Principal bedroom with dressing area and ensuite
  - Two guest bedrooms and study
- Private driveway with ample parking
  - Garage and workshop
  - Landscaped gardens

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





Nestled on the outskirts of the picturesque village of Nottingham, Govan is a unique split-level home offering a haven for those seeking the perfect balance between peaceful country living and urban convenience.

This fine modern home enjoys views of the surrounding countryside from the majority of the rooms which are set out over the two levels. On the ground level is an entrance hall, a bedroom currently utilised as a study and a kitchen/breakfast room which is fitted with a range of wall and floor units and work surfaces. Appliances include an integrated electric oven, gas hob and cooker hood. A door opens into a utility cupboard with plumbing for a washing machine and a door to a cloakroom with WC. The sitting and dining room is generously sized and features a vaulted ceiling and a striking central fireplace, complete with a wood-burning stove. There are two inviting conservatories, offering access to the garden.

At the first floor level, the principal bedroom enjoys the luxury of a dressing area with fitted wardrobes, an ensuite

bathroom and a conservatory with access to the garden. There are two guest bedrooms and a family bathroom.

#### Outside

Outside a private gravelled drive provides off-road parking and access to a paved drive and garage with an attached workshop. The split-level landscaped gardens offer a serene retreat, boasting mature shrubs, vibrant floral beds, and inviting seating areas, including a patio and a charming summerhouse at the summit - perfect for enjoying the country views.

#### Situation

The picturesque village of Nottingham is situated on the outskirts of the coastal resort of Weymouth. A good range of amenities can be found within approximately 1 mile including a general store, petrol station, supermarkets and sports centre. There are also both primary and secondary schools close by. Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, a marina as well as cultural, recreational

and further educational facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, sandy beaches and walks along the World Heritage Jurassic Coastline. There is a mainline rail station at Upwey, nearby which provides rail links to London Waterloo and Bristol Temple Meads.

#### Services

Main water, electricity, LPG.

Broadband- Superfast broadband is available  
Mobile phone coverage- Network coverage is reported to be good both indoors and out  
(Information from <https://www.ofcom.org.uk>)

Local Authority  
Dorset Council  
Telephone 01305 251010

Council Tax Band F

**Directions**

From Dorchester, head south on the A354 towards Weymouth. After going over the Ridgeway, turn left signed Bincombe/Upwey. At the bottom of the slip road turn left under the bridge onto Dorchester road. Continue for approximately one mile and at the lights continue straight over. Take the 3rd right hand turn signposted Nottingham. Follow the road down towards the village and continue around the bend, take the left hand turn signed posted for Chickerell. Continue for about ¼ of a mile and Govan will be found elevated on your right hand side. What3words

///occupations.butterfly.aliennated



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) <b>A</b>	77
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# Nottingham, Weymouth

Approximate Area = 1942 sq ft / 180.4 sq m (includes garage)

Outbuilding = 75 sq ft / 6.9 sq m

Total = 2017 sq ft / 187.3 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). © nchecon 2024. Produced for Symonds & Sampson. REF: 1121132



Poundbury/JS/10/5/24



**01305 251154**  
 Arch Point House 7 Queen Mother Square  
 Poundbury  
 Dorset  
 DT1 3BY  
 poundbury@symondsandsampson.co.uk

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

