



Osmington Cottage, Main Road, Osmington, Weymouth,  
Dorset

Guide Price  
**£900,000**  
Freehold



An attractive and substantial detached period house with adjoining annexe situated in this picturesque and highly sought after village close to the Jurassic coast.

## Osmington Cottage, Main Road, Osmington, Weymouth, Dorset, DT3 6EH

- Substantial period detached house in sought after village location
  - Easy access to the World Heritage Coastline
- 4 reception rooms and spacious kitchen/dining room and ground floor shower room
  - 6 bedrooms ( 2 en-suite shower rooms ) and bathroom
- Self contained 2 bedroom annexe/holiday cottage
  - Extensive parking and detached double garage
- Large gardens backing onto open countryside, in all 0.33 acres

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





### The Property

An impressive and substantial period detached house with adjoining holiday let/annexe situated in this sought after village and backing onto open countryside.

The main house dates from 1890 with attractive Broadmayne brick elevations under a tiled roof and offers versatile and well proportioned accommodation. The house was extended in the 1920's with a two storey self contained annexe added in the 1970's.

On the ground floor, an entrance porch leads to 4 reception rooms, one of which enjoys an open aspect with French doors onto a raised sun deck. The extended L-shaped kitchen/breakfast room is extensively fitted with a range of wall and floor cupboards with worktops and central island breakfast bar. There is a useful utility room, wc/shower room and a unique period hand-pulled lift believed to have been installed circa 1930 to enable the occupier to access the first floor accommodation. The property is double-glazed throughout.

On the first floor are six bedrooms, two of which enjoy the luxury of en-suite facilities together with a modern fitted bathroom suite.

The adjoining annexe has previously been used as a successful holiday letting enterprise and home office and is ideal for a variety of purposes including for a dependent relative. The cottage has it's own access from the rear and can also be integrated into the main home via a door from the entrance porch. On the ground floor is an open plan sitting room/kitchen with two first floor bedrooms and bathroom.



### Cottage annexe

The cottage/annexe has its own independent access from the rear and can also be integrated into the main home via the additional access door in to the entrance porch of the main house. On the ground floor there is an open plan living room with kitchenette and a useful utility cupboard with plumbing for washing machine. On the first floor there are two bedrooms and a bathroom.

### Outside

Outside, a large gravelled driveway provides off-road parking for numerous cars and leads to a detached double garage. Adjoining the rear is a raised sun deck leading to large lawned gardens with a variety of shrubs and trees and backing onto open countryside. The annexe has its own private patio terrace at the rear.

### Situation

Osmington is a highly desirable village situated close to the World Heritage Jurassic coastline. The village itself has a Norman church and farm shop. A mini supermarket, post office, general store, three public houses, takeaway, restaurant, and primary school can be found very close by in Preston. Nearby is the old smuggling hamlet of Osmington Mills with access onto the coastal path and well regarded thatched public house. Within 4 miles is Weymouth, with its sandy beaches and inner harbour, and the neighbouring Isle of Portland.

The county town of Dorchester is within approximately eight miles of Osmington. Both Weymouth and Dorchester provide a wide range of shopping and leisure pursuits and main line rail links to both London Waterloo and Bristol Temple Meads. There is excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside and along the stunning coastline.

### Services

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

Broadband: Superfast is available in the area

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

Council Tax Band F  
Council Tax Band Annexe A

EPC D  
EPC Annexe D

Local Authority  
Dorset Council 01305 251010





**Directions**

From Dorchester follow the A352 sign posted Broadmayne. Continue through the village and at the roundabout take the third exit sign posted A353 Weymouth. Follow this road for approximately 2 miles and after entering the village of Osmington, go past Craig's Diary on the left and the newly thatched bus shelter. Pass the Sly Fox (closed pub) on the right and after 100 yards pass the signposted left hand turn to the village hall (Shortlake Lane). Immediately after this there is a slow sign for on-coming traffic painted on the road and turn right onto a gravel drive. Osmington Cottage is immediately on your left hand side.

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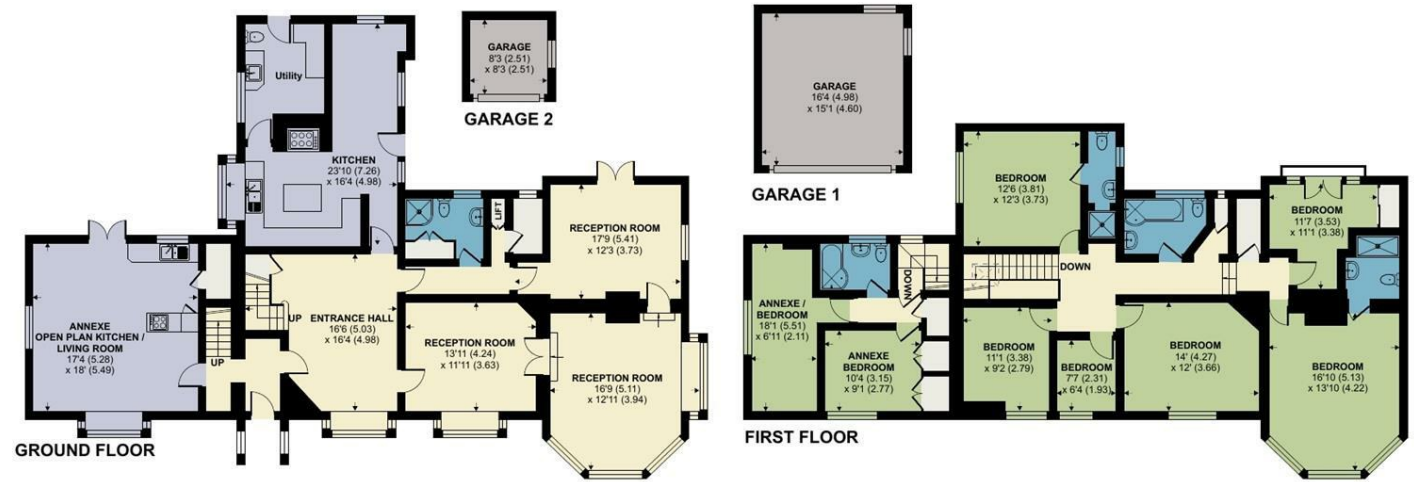
**Osmington Cottage, Osmington, Weymouth**

Approximate Area = 3625 sq ft / 336.7 sq m

Garages = 315 sq ft / 29.2 sq m

Total = 3940 sq ft / 365.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential
62	75	67	87

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

WWW.EPCAU.COM



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1149870



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