



**Wabey House, 156 Church Street, Upwey, Weymouth,  
Dorset**

Guide Price  
**£1,350,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



An imposing stone-built detached residence occupying a site of about 1.45 acres located in the esteemed area of Upwey.

**Wabey House,  
156 Church Street,  
Upwey, Weymouth,  
Dorset DT3 5QE**

- A period home set within its own grounds in one of the areas much coveted locations
- Over 4400 sq ft (408 sq m) of accommodation over three storeys
  - Period features including feature fireplaces
    - Four reception rooms
    - Eight Bedrooms
  - Grounds of about 0.588 ha (1.45 acres)
  - Range of outbuildings including a two storey workshop with potential for conversion (STPP)
    - Gated driveway with ample parking
  - Rear access with double garage and forecourt parking
- Landscape gardens with mature trees and shrubs

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154







An imposing stone-built detached residence occupying a site of about 1.45 acres located in the esteemed area of Upwey. This period home offers over 4400 sq ft (408 sq m) of elegant and well-proportioned accommodation, accessible via a sweeping gated drive.

Upon entering, you are greeted by a welcoming entrance hall leading to the principal rooms. The ground floor boasts a drawing room, formal dining room, and sitting room, each featuring sash windows, tall ceilings, ornate coving, picture rails, and period fireplaces. Additional amenities include a cloakroom with WC, a utility room, a breakfast room with a charming fireplace and stove and a two-part kitchen comprising of a scullery which opens into the main kitchen, which is equipped with wall and floor-mounted units, work surfaces, an oil-fired Aga, gas cooker point, sink unit, and plumbing for a dishwasher. A door from the kitchen leads to a part-glazed porch and rear courtyard. From the hall, a rear lobby provides access to a rear terrace, the garden, and a second cloakroom with WC.

The first floor features a spacious gallery landing, leading to the principal bedroom, complete with a dressing room and en-suite bathroom. There are five additional spacious guest rooms, a bathroom, and a cloakroom. A rear staircase provides direct access from the first floor to the ground level.

Ascending to the second floor, you will find two further rooms, perfect for additional guest accommodation or a home office.





## Outside

Externally the grounds of 0.588 ha (1.454 acres) surround the house with a manicured lawn to the front enclosed by mature shrubs and trees. The lawn borders the pillared and gated drive which winds its way through the grounds to the house. There is a paved terrace with raised beds a further area of lawn and greenhouses. The stonebuilt workshop sits at the end of the drive and offers scope for conversion to ancillary accommodation, studio, work-from-home office or gym (STPP). To the front of the workshop is a hard landscaped area with a well, immediately to the rear is a stone-paved courtyard with steps to a walled garden with a timber summerhouse and fruit cage. A gate leads to an enclosed yard with stone outbuildings and a double garage that can be accessed by vehicles from a track off Church Street to which the house has a right of access. The land that expands beyond the garage is terraced and mainly laid to lawn with mature trees and shrubs.

## Situation

Upwey is a charming conservation village located near beautiful countryside in a Dorset valley, just 3 miles north of

Weymouth and 4 miles south of Dorchester. The village is home to the Upwey Wishing Well and Tea Room, St. Laurence Church, two public houses, and a mainline railway station to London/Waterloo and Bristol (Temple Meads). There is also a frequent bus service on the nearby Dorchester Road.

Within approximately 1 mile, you can find a range of amenities, including a general store at Broadwey, a florist, a veterinary clinic, a petrol station, and a sports centre at Redlands.

Both Weymouth and Dorchester town centres are easily accessible and offer a wide range of shops, as well as cultural, recreational, and further educational facilities.

The area also offers opportunities for sailing and water sports, enjoying sandy beaches, walks along the World Heritage Jurassic Coastline, and exploring the rolling countryside.

## Services

Mains gas, electric and drainage. Mains water supply. Gas

fired central heating system.

Broadband: Standard is available in the area  
Mobile Phone: Network coverage is reported to be limited indoors and out (Information from <https://www.ofcom.org.uk>)

EPC = D

Local Authority  
Dorset Council 01305 251010

Council Tax Band G

## Agents Note

A public foot path passes through part of the grounds of the property. Please contact the office for further information.









# Church Street, Weymouth

## Directions

From Dorchester, head south on the A354 towards Weymouth. After crossing Ridgeway Hill, take the first exit (Signposted Bincombe/Upwey). At the junction, turn left and go under the road and the railway bridge onto Dorchester Road. After a short distance, as the road bends to the left, turn right into Elwell Street. Follow the road to the bottom and turn right at the junction onto Church Street. You'll find the property on your right-hand side, just before you reach Upwey Wishing Well.  
 ///finishing.bookings.pulp

Denotes restricted head height

Approximate Area = 4866 sq ft / 452 sq m (includes garage)

Limited Use Area(s) = 207 sq ft / 19.2 sq m

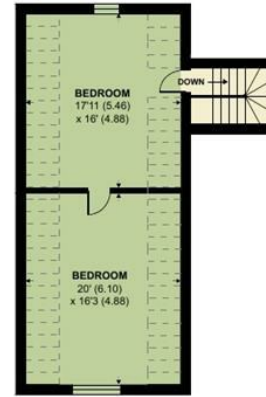
Outbuildings = 2259 sq ft / 209.8 sq m

Total = 7332 sq ft / 681.1 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



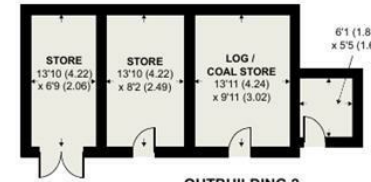
OUTBUILDING 4



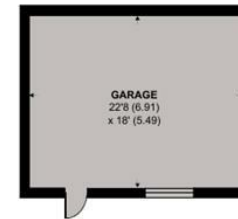
OUTBUILDING 3



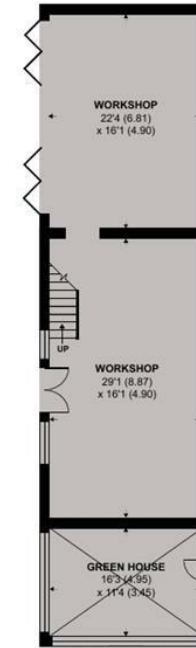
GROUND FLOOR



OUTBUILDING 2



GARAGE



OUTBUILDING 1 GROUND FLOOR



OUTBUILDING 1 FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	49	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Poundbury/JS/22.7.24rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1151377



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