



Symonds
& Sampson



A photograph of a small, single-story house with a tiled roof and a light-colored exterior. The house is surrounded by a stone wall and a garden. In the background, there are other houses and a hill with trees under a blue sky with clouds.

North Manor Bungalow

Watery Lane, Upwey, Weymouth, Dorset

North Manor

Bungalow

Watery Lane

Upwey Weymouth

Dorset DT3 5QD

A fantastic opportunity to acquire a detached 3 bedroom, 2 bathroom bungalow set in a desirable semi-rural location, with the potential to transform it into a contemporary retreat.



- Opportunity to modernise and create a stylish, contemporary single-storey home.
 - Spacious accommodation
 - Two reception rooms
- Three bedrooms and two bathrooms
- Tranquil setting with picturesque field views to the front.
 - Walled gardens
- Private drive with off road parking
 - Highly desirable location

Guide Price £415,000

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

Nestled in a highly sought-after semi-rural location in Upwey, this spacious detached bungalow presents a rare opportunity for buyers looking to modernise and create a stylish single-storey home. Enjoying a peaceful setting with picturesque field views to the front, the property offers both tranquillity and potential.

ACCOMMODATION

The well-proportioned accommodation includes a light-filled dual-aspect sitting room, a dedicated dining area, and a kitchen with scope for improvement. The principal bedroom benefits from an ensuite, while two additional guest bedrooms and a family bathroom provide ample space for family or visitors. The property features UPVC double-glazed windows and doors throughout, along with the added benefit of a gas central heating system.

OUTSIDE

Externally, the bungalow features a private driveway offering off-road parking and walled gardens to both the front and rear, ideal for those who appreciate outdoor space and privacy.

DIRECTIONS

What3words:///tickling.ambient.audible

SITUATION

North Manor Bungalow is located along Watery Lane, offering a rare opportunity to acquire a bungalow in one of the most sought-after locations on the edge of the charming village of Upwey.

This picturesque village is known for its traditional stone buildings and beautiful countryside setting, positioned approximately 5 miles south of Dorchester and 3 miles north of Weymouth's renowned coastline. Convenient transport links include direct trains from Upwey to London Waterloo and Bristol Temple Meads.

Weymouth boasts a sandy beach and a wide range of amenities, alongside exceptional water sports facilities particularly at nearby Portland which is home to the National Sailing Academy. Golf enthusiasts will appreciate the highly regarded Came Down Golf and Weymouth golf clubs. Additionally, Dorchester, the county town, offers an extensive selection of shops, restaurants, and cultural attractions.

The local area is well-served by primary and secondary schools, mini-supermarket, post office and two public houses.

SERVICES

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

Broadband- Ultrafast broadband is available
Mobile phone coverage- Network coverage is limited indoors and likely outdoors
(Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council Tel: 01305 251010

MATERIAL INFORMATION

The property is found within a conservation area

Council Tax Band D
EPC D

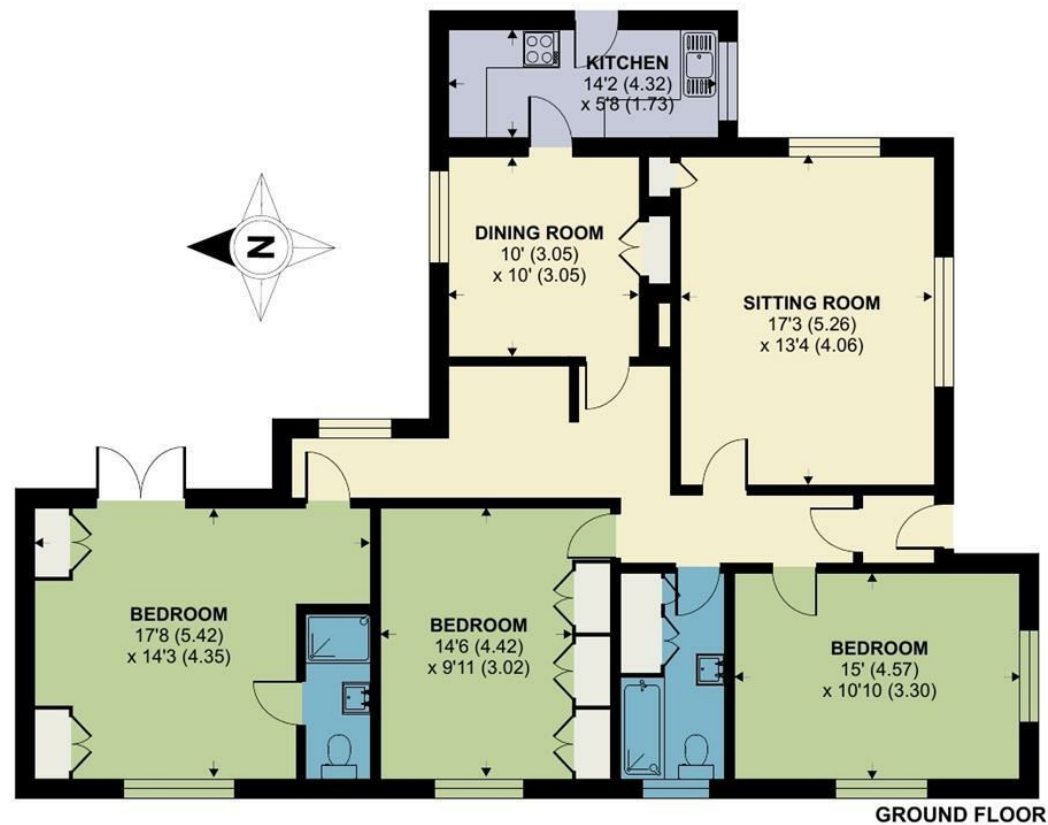
Agent Note:
The seller has informed us that the sale will be subject to a covenant restricting the conversion of the property into a two-storey dwelling.



North Manor Bungalow, Watery Lane, Weymouth

Approximate Area = 1313 sq ft / 122 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1258800



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