



# Grove House

The Grove, Weymouth, Dorset



# Grove House

The Grove  
Weymouth  
Dorset DT3 5DH

An impressive and spacious modern detached house with a host of delightful architectural design features conveniently situated within easy access to a range of amenities in Weymouth and the county town of Dorchester.



- Impressive modern detached house
- Conveniently situated within easy access to Weymouth and Dorchester
- Stunning open plan living accommodation with triple aspect windows and vaulted ceiling
  - High specification throughout
- Four double bedrooms with two en-suite shower rooms
  - Ample off road parking and detached garage
  - Enclosed landscaped gardens

Guide Price £740,000

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)





## THE PROPERTY

An impressive and spacious modern detached house conveniently situated within a small close off Dorchester Road within easy access to Weymouth, Upwey station and the county town of Dorchester. Built in 2022 by well known local builders with attractive brick elevations under a slate roof the accommodation has a host of architecturally designed features including a wonderful triple aspect open plan sitting/dining room with vaulted ceilings. The property has been completed to an extremely high specification throughout with underfloor central heating to the ground floor, contemporary fitted kitchen with a host of integrated appliances, two en-suite shower rooms and a family bathroom.

## ACCOMMODATION

A welcoming entrance hall has attractive tiled flooring that runs throughout the ground floor with underfloor heating. Unusually for a modern house, there is an excellent storage room with two store cupboards and door leading to a cloakroom with WC. A downstairs bedroom can also be used as a study. The living accommodation is an impressive feature of the home with a stunning open-plan sitting/dining room with triple aspect windows and twin French doors opening to the garden and patio. Vaulted ceilings create a wonderful light and spacious feel to the room which has open access leading into the kitchen. The kitchen has a contemporary finish with a range of floor cupboards with quartz worktops, integrated dishwasher, full-length fridge and freezer, built-in double electric combination oven/microwave, induction hob and extractor unit. The utility room has matching units with quartz worktops and a freestanding Neff washing machine and tumble dryer included.

On the first floor are three double bedrooms, all with built-in wardrobes and cupboards. The two main bedrooms have en-suite shower rooms with the main bedroom also having the benefit of a walk in dressing room. A family bathroom has a panel enclosed bath and contemporary white suite.





## OUTSIDE

From the lane, electrically operated timber gates open onto a large brick paved courtyard providing parking for several cars and leading to a detached garage with electrically operated door and personal side door. Open access leads to the main garden to the side which has a composite patio which extends around to the rear courtyard and leads onto level lawned gardens stocked with shrubs and plants to the far end of the garden. Attractive shrub borders extend around the rear with gated access to a herb garden and paved kitchen garden together with the air source heat pump. Gated rear access leads onto a lane which leads down to the river Wey.



## DIRECTIONS

What3words:///blazing.forgot.clocking

## SITUATION

The property is situated on the northern outskirts of the coastal resort of Weymouth.

The location offers the best of both worlds, a rural retreat yet with easy access to everything expected from the traditional seaside resort of Weymouth and the busy county town of Dorchester.

The property is ideally located and has the additional benefit of Upwey mainline railway station which is only a few minutes' walk away with direct access to London Waterloo & Bristol Temple Meads. Cycle, footpath and bridleways are all close by and offer great non-car links to Weymouth and Dorchester.

There are both primary and secondary schools close by on Dorchester Road. Weymouth town centre can be found within approximately two miles and offers a comprehensive range of shops, 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, the sandy beaches and walks along the World Heritage Jurassic Coastline.

### SERVICES

Mains electric, water and drainage.  
Air source heat pump with underfloor central heating to ground floor.

Broadband- Ultrafast broadband is available with 1000Mbps download speeds  
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  
There is a right of way that borders the side boundary

Council Tax Band D  
EPC B





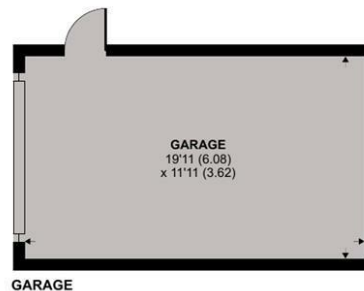
# Grove House, The Grove, Dorchester Road, Weymouth

Approximate Area = 1860 sq ft / 172.7 sq m

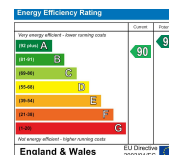
Garage = 237 sq ft / 22 sq m

Total = 2097 sq ft / 194.7 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). Produced for Symonds & Sampson. REF: 1265951 © nichecom 2025.



Poundbury/DW/26.03.2025



01305 251154

poundbury@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**