



Symonds
& Sampson

Halcyon Cottage

Nottingham, Weymouth, Dorset

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Nottingham, Weymouth
Dorset, DT3 4BN

A detached chalet residence providing versatile accommodation across two floors, set within a highly desirable semi-rural location in the village of Nottingham.



- Spacious accommodation in need of modernisation
 - Two well proportioned reception rooms
 - Kitchen/breakfast room
 - Conservatory
- Set back from the road with ample parking and garage
 - Extensive rear garden
 - Countryside views

Guide Price £500,000

Freehold

Poundbury Sales
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THE PROPERTY

Situated in the charming village of Nottingham, this chalet-style home enjoys a generous plot of about 0.53 acres, offering a delightful semi-rural setting with picturesque countryside views. Despite its tranquil surroundings, the property remains conveniently close to local amenities and well-regarded schools.

ACCOMMODATION

The accommodation is flexible, offering well-proportioned rooms throughout. On the ground floor, a welcoming hall provides access to all the principal rooms, including a bedroom and a dining room, both of which enjoy a front aspect with attractive bay windows. To the rear, there is a spacious sitting room featuring a fireplace and glazed door that opens into the extensive garden. The kitchen/breakfast room is well-fitted with a range of units and benefits from a walk-in pantry. There is also a door leading to a timber conservatory. Additionally, there is a shower room, cloakroom and stairs rising to the first floor.

Upstairs, are three bedrooms, two benefitting from built in storage cupboards. There is also a cloakroom with WC.

OUTSIDE

Externally, the home is set back from the road, featuring a

front lawn and a driveway leading to a garage. The expansive rear garden is a true highlight, boasting a large lawn complemented by mature trees and shrubs, offering a private and peaceful outdoor retreat. There is a timber shed and two storage areas to the rear of the garage.

SITUATION

The picturesque village of Nottingham lies on the outskirts of the popular coastal resort of Weymouth.

A wide range of amenities can be found within approximately one mile, including a post office and general store, petrol station, florist, veterinary clinic and sports centre. Both primary and secondary schools are also conveniently located nearby as our three major supermarkets.

Weymouth town centre is approximately two miles away and offers a comprehensive selection of shops, a marina, and a variety of cultural, recreational, and further educational facilities.

The area is perfect for outdoor enthusiasts, offering opportunities for sailing, a range of water sports, and leisurely walks along the sandy beaches and the stunning World Heritage Jurassic Coastline.

Upwey mainline railway station is also nearby, providing direct rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words:///tenders.structure.change

SERVICES

Mains Electric, Water and Drainage. Oil fired central heating system.

Broadband- Ofcom report that ultrafast broadband may be available.

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

Local Authority
Council Tax Band: F
Dorset Council Tel: 01305 251010

MATERIAL INFORMATION

Please note:

There is a high risk of surface water flooding in the area. Our client has advised that the property experienced some water ingress from surface water in 2002; however, there has been no recurrence since.



Halcyon Cottage, Nottingham, Weymouth

Approximate Area = 1732 sq ft / 160.9 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1855 sq ft / 172.3 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: 1277430



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	38	75
EU Directive 2002/91/EC		



Poundbury/JS/25.04.2025



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