

Symonds  
& Sampson



# 1 The Drove

Nottingham Park, Weymouth, Dorset



# 1 The Drove

Nottingham Park  
Weymouth  
Dorset DT3 5FY

Built in 2023 by CG Fry, this beautiful home is positioned on the edge of Nottingham Park, enjoying a leafy outlook and far-reaching countryside views.



- Immaculate contemporary interior
- Spacious well appointed kitchen/ dining room
  - Principal bedroom with ensuite
  - Enclosed garden
- Garage and allocated parking space
  - Countryside views
- Close to schools and amenities

Guide Price £465,000

Freehold

Poundbury Sales  
01305 251154

[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

This fine stone fronted modern house boasts an immaculate contemporary interior, offering spacious living areas, far reaching countryside views, parking, and a garage.

## ACCOMMODATION

The accommodation begins with a welcoming entrance hall, cloakroom, and a dual-aspect sitting room with feature fireplace, log effect gas fire and double doors opening to the enclosed garden.

The stylish kitchen/dining room is well-equipped with an abundance of fitted cupboards, ample work surface, and integrated appliances including a double oven, hob, extractor hood, dishwasher, fridge, and freezer. The room also benefits from a dual aspect and leads into a practical utility room which is fitted with cupboards, work surface, sink unit, under-stair storage cupboard and door with access to the rear garden.

Upstairs, the principal bedroom is generously sized and features a luxurious en-suite shower room and country views. There are two further well proportioned bedrooms and a modern family bathroom complete the first-floor accommodation.

## OUTSIDE

The property is set back from the road with a low-maintenance front garden enclosed by iron railings. The landscaped rear garden includes a lawn, attractive shrub and floral borders, a sun terrace, and a stone chipped seating area. A rear gate provides access to a pathway leading to the garage, which has an up-and-over door, power, and lighting. In addition, there is an allocated parking space.

## SITUATION

Nottingham Park is a development on the edge of Weymouth designed around green open spaces, tree lined avenues, woodland play area and walkways. A good range of amenities can be found within approximately 1 mile including a general store, petrol station, florist, veterinary clinic, supermarket and sport centre, all located on Dorchester Road. There are also both primary and secondary schools close by.

Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, marina and picturesque harbour, blue flag sandy beach and a range of recreational and cultural facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, beaches and walks along the World Heritage Jurassic. There is a mainline rail station at Upwey,

approximately  $\frac{3}{4}$  of a mile from the property which provides rail links to London Waterloo and Bristol Temple Meads.

## DIRECTIONS

What3words:///realm.waffle.establish

## SERVICES

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

## MATERIAL INFORMATION

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

Broadband: Ultrafast is available in the area. Highest download speed 1800 Mbps

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

EPC B

Estate management charge  
£271.16 per annum





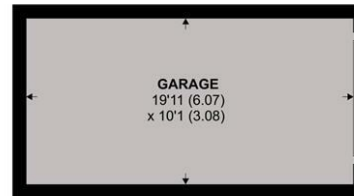
## The Drove, Weymouth

Approximate Area = 1450 sq ft / 134.7 sq m

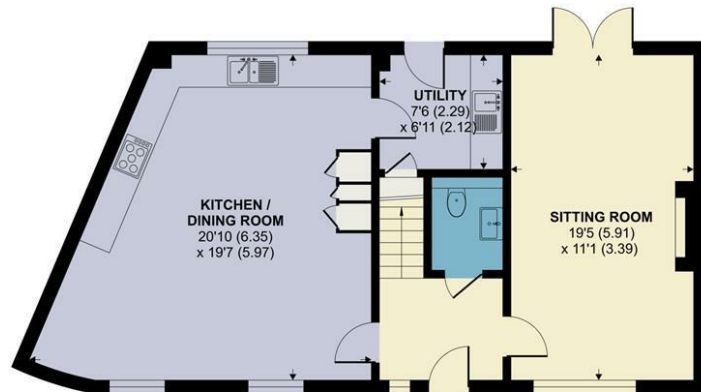
Garage = 202 sq ft / 18.7 sq m

Total = 1652 sq ft / 153.4 sq m

For identification only - Not to scale



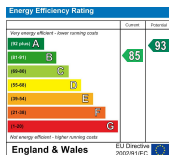
GARAGE



GROUND FLOOR



FIRST FLOOR



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: 1287186



Poundbury/JS/01/05/2025



01305 251154

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



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