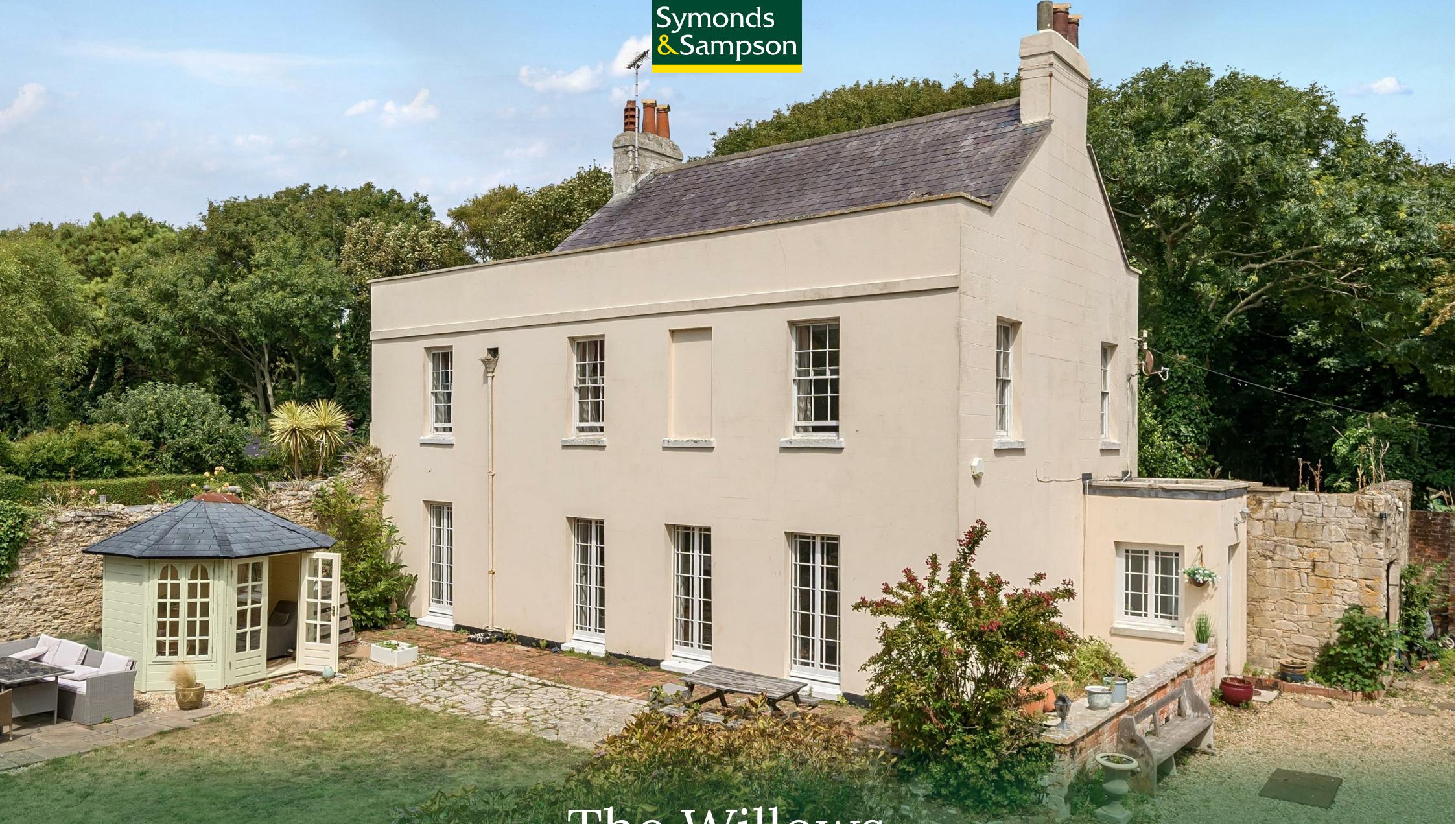


Symonds  
& Sampson



# The Willows

105 High Street, Wyke Regis, Weymouth, Dorset

# The Willows

105 High Street  
Wyke Regis Weymouth  
Dorset DT4 9NX

A handsome Grade II Listed, Georgian house set in 0.26 acres of private, walled gardens with gated parking, outbuilding and situated just minutes from the coast.



- Grade II detached house. Early to mid 19th century
  - In about 0.269 acres
  - Generous accommodation
- Flag stone floors and exposed beams
  - West facing walled garden
- Outbuilding currently housing a dog grooming business
  - Gated driveway
  - Close to schools
- Walking distance to local amenities

Guide Price £645,000

Freehold

Weymouth Sales  
01305 756989

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## THE PROPERTY

Set behind gates and approached via a sweeping gravel driveway, The Willows boasts a striking façade. This impressive and generously proportioned accommodation is rich in original features, including tall sash and French windows with shutters, ornate coving, handsome fireplaces, and traditional flagstone flooring. With its adaptable layout and spacious rooms, the property is ideally suited for modern family living.

## ACCOMMODATION

A side porch leads into a welcoming hallway, where a curved staircase rises to a galleried landing. Flagstone floors, high ceilings, and access to all principal ground-floor rooms immediately convey a sense of timeless quality.

At the front, three light-filled reception rooms the principal reception has a feature fireplace with wood burning stove and marble surround all the rooms enjoy a south-westerly aspect and garden views through full-height French windows perfect for entertaining or quiet relaxation. Toward the rear, the property features a shower room with WC, a separate WC, generous kitchen/breakfast room with solid wood cabinetry and an electric Aga, and a second utility/kitchen with access to a rear courtyard. A secondary staircase from the kitchen offers flexible access to the upper floor, ideal for reconfiguring the layout to suit individual needs.

Upstairs, the principal bedroom enjoys a triple aspect, there are three further well-proportioned bedrooms and a family bathroom are arranged around the spacious landing. The main staircase continues to a top-floor loft bedroom, complete with eaves storage and twin dormer windows overlooking the front grounds.





## OUTSIDE

The Willows sits within approximately 0.26 acres of private, walled gardens. The gated driveway provides ample off-road parking and leads to a two-storey detached outbuilding formerly a garage and currently used as a dog grooming studio with potential for conversion to a home office, annexe, or additional accommodation (STPP). The front garden features a sun terrace, timber summer house, and well-kept lawns bordered by mature shrubs. To the rear, an enclosed courtyard and useful garden store complete this versatile and characterful home.

## DIRECTIONS

What3words///strain.wants.nail

## SITUATION

The Willows is situated in the Wyke Regis area of Weymouth which can be found on the southern edge of the town close to Chesil Beach and within easy reach of Portland Harbour and sailing academy. The area boasts a wide range of amenities including schools, post office, mini supermarket, hairdressers, opticians, doctor's surgery, public house, restaurant, takeaway and access to walks along the Jurassic coastline. There is a regular bus service to the town centre which can be found within 2 miles and provides a range of shopping and educational facilities as well as a large sandy beach and picturesque harbour.

Weymouth is a bustling lively seaside resort providing a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of shops, eateries and bars. There are sailing and water sport facilities both in Weymouth and Portland. The area is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.



## SERVICES

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

## Local Authority

Dorset Council 01305 251010

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for more details

## MATERIAL INFORMATION

The property is Grade II Listed  
Council Tax Band F  
EPC E

A dog grooming business is currently run from the outbuilding  
Current Rateable Value £1,600.00





## High Street, Wyke Regis, Weymouth

Approximate Area = 2638 sq ft / 245 sq m

Limited Use Area(s) = 104 sq ft / 9.6 sq m

Garages = 367 sq ft / 34 sq m

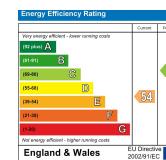
Outbuildings = 131 sq ft / 12.1 sq m

Total = 3240 sq ft / 300.7 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). ©nichecom 2025. Produced for Symonds & Sampson. REF: 1330185



Weymouth/JS/07.06.26rev



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