

The Cedar

Fleet, Weymouth, Dorset

The Cedar

Fleet Road, Fleet, Weymouth
Dorset, DT3 4ED

An individually built, three-bedroom detached house, dating from the 1930s, enjoying a spectacular location at the far end of Fleet Road, with stunning far-reaching views over the Fleet Lagoon, Chesil Beach, and the World Heritage Jurassic Coast.



- Peacefully situated within the picturesque hamlet of Moonfleet
- Stunning views over the Fleet Lagoon and Chesil beach
 - 3 reception rooms, kitchen and shower room
 - 3 double bedrooms and bathroom
 - Ample off road parking and detached garage
 - 2 bedroom caravan
- Rare opportunity in highly sought after location
 - Solar panels

Guide Price **£800,000**

Freehold

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THE PROPERTY

A rare opportunity to acquire a 1930s detached house in an enviable location overlooking the Fleet Lagoon, Chesil Beach, and the World Heritage Jurassic Coast. Set in large gardens and abutting the surrounding fields, the property has been designed to take advantage of the stunning, long-range sea views, with all the principal rooms and all three double bedrooms facing towards the beach. Whilst requiring updating, the accommodation retains a host of original features. Outside, there is ample parking, a detached garage, and a detached two-bed caravan within the grounds.

ACCOMMODATION

The entrance door opens into a lobby, which leads to a reception hall. Original oak parquet flooring runs throughout the hall and reception rooms. The double-aspect dining room features a bay window, an original brick fireplace, and a wood-burning stove. The sitting room is also double aspect, with a stone open fireplace and a charming bay window with window seats overlooking the rear garden and beach. A study enjoys the same wonderful rear views, with a door opening onto the sun terrace beyond. The kitchen is fitted with wall and floor cupboards, a double oven, and a halogen hob with extractor unit. A side lobby/utility area provides a useful open store and access to a downstairs shower room.

On the first floor are three double bedrooms, all of which enjoy stunning sea views, with built-in wardrobes and wash hand basins. A family bathroom and a separate WC complete the first floor.

OUTSIDE

From the road, a tarmac drive provides off-road parking for around three cars and leads to a detached single garage. Large expanses of lawned garden extend to both the front and rear, with an orchard to the front, a greenhouse, and a variety of trees and shrubs. To the side, there is a two-berth caravan with electricity, water, and LPG gas connected. The rear garden is a particular feature, enjoying delightful views over the Fleet Lagoon. Immediately adjoining the house is a sun terrace, with steps leading down to lawned gardens that back onto fields, interspersed with trees, shrubs, and the oil tank.





SITUATION

The picturesque Hamlet of Fleet lies on the shores of the Fleet Lagoon. The Cedar sits in a tranquil rural setting with views of the peaceful countryside and the beautiful World Heritage coastline. There are endless countryside walks on your doorstep, stunning scenery and an abundance of wildlife all around you. The Hamlet is the setting for "Moonfleet" a famous novel of smuggling by John Meade Falkner published in 1874. Nearby is the historic and delightful now retired old Church which was almost destroyed by storms in 1824 and which formed a central feature of John Meade Falkner's book. A new church of Holy Trinity was built in 1829 and is located just 1/4 of a mile away.

The nearby town of Weymouth is a vibrant seaside resort offering an excellent range of shopping, dining, and educational facilities. Its Blue Flag beach and picturesque harbour are home to a variety of restaurants and bars, making it the perfect spot to relax and soak up the coastal atmosphere. Together with Portland, Weymouth is internationally renowned for sailing and water sports, with facilities available in both locations.

Within a 10-15 mile radius, you will also find the historic county town of Dorchester and the scenic coastal resorts of Bridport and West Bay. These destinations, along with Weymouth, provide a wealth of shopping and leisure options, plus a wide variety of sporting pursuits, including golf at West Bay, Weymouth, and Dorchester.

DIRECTIONS

What3Words///shudders.highlight.longer



SERVICES

Private metered water, mains electricity. Private drainage. Oil fired central heating system.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority:
Dorset Council 01305 221000

Council Tax Band F
EPC E

MATERIAL INFORMATION

Private access road.

Septic tank drainage (newly installed).

Private water supply from nearby farm with a metered supply.

Planning permission for camping in the adjoining field between May to September. For the past 15 years the field has only been used for three weeks in August for a Christian camp.

The mobile home in the garden, which has planning consent, cannot be used for holiday letting.

Fleet Road, Fleet, Weymouth

Approximate Area = 1591 sq ft / 147.8 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

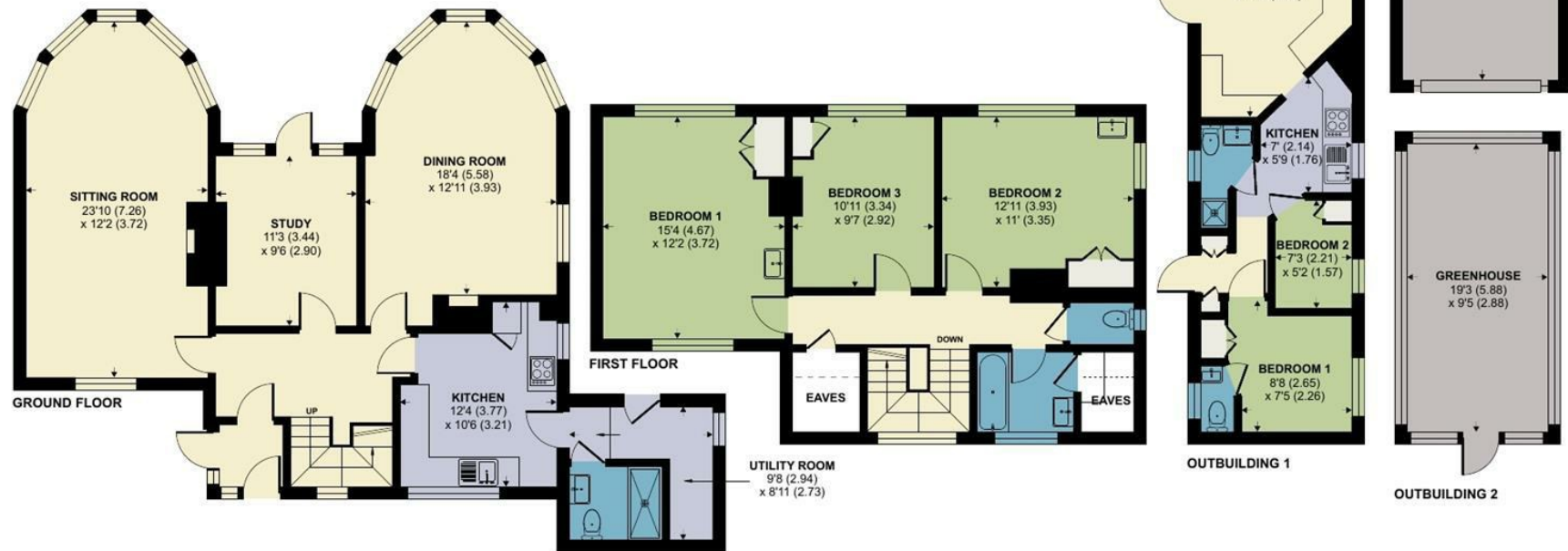
Garage = 212 sq ft / 19.6 sq m

Outbuildings = 553 sq ft / 51.3 sq m

Total = 2398 sq ft / 222.6 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	49
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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: 1349186



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