

Symonds
& Sampson



Cob Cottage

White Horse Lane, Sutton Poyntz, Weymouth, Dorset

Cob Cottage

White Horse Lane
Sutton Poyntz Weymouth
Dorset DT3 6LU

An individually built 1930's stone and thatched cottage set in private gardens of just under one acre delightfully situated in the highly sought after village of Sutton Poyntz, enjoying far reaching views over the surrounding countryside.



- Highly sought after location in Sutton Poyntz
- Beautiful private gardens and paddock, in all around 0.91 acres (0.369 ha)
- Views over the surrounding hills and countryside
- Architecturally designed Portland stone cottage
 - Two receptions and four bedrooms
 - Ample parking and detached garage
 - No forward chain

Guide Price **£925,000**

Freehold

Weymouth Sales
01305 756989
weymouth@symondsandsampson.co.uk



THE PROPERTY

A substantial four bedroom detached house set in beautiful private gardens with adjoining paddock within this sought after village. Dating from the 1930's and designed by well known local architect Warmsley Lewis with attractive Portland stone elevations under a thatched roof, the property retains a host of original character features although now in need of general modernisation. Situated in a peaceful and tucked away position with delightful views over the surrounding hills to the rear and just a short walk to the village centre and local public house.

ACCOMMODATION

A hardwood entrance door leads into the hall with original quarry tiled flooring, oak panelled doors, French doors opening to the rear garden and understairs cloakroom/WC. Both reception rooms enjoy a double aspect with beamed ceilings with the sitting room having a brick built fireplace with coal effect gas fire. There is a useful utility room with Vaillant gas fired boiler (replaced 2024) and door to the rear access. The kitchen/breakfast room again has original quarry tiled flooring with underfloor electric heating and is fitted with a range of hardwood wall and floor cupboards, four ring gas hob and built in double oven. Side access doors lead to outside.

On the first floor landing is a front aspect window, hatch to loft, built in store cupboard and airing cupboard. Original panelled doors lead to four bedrooms with built in wardrobes, three of which are generous double rooms enjoying a double aspect. There is a bathroom with both bath and shower cubicle, separate WC and shower room.





OUTSIDE

Cob Cottage enjoys a delightful setting with private gardens surrounding the house and extending to approximately 0.91 acres. From the lane, a large gravelled drive provides ample off road parking and leads to a stone and thatched detached garage with vaulted and beamed ceiling, electric power connected and double doors to the front and rear. Large lawned gardens extend to the front stocked with a range of shrubs and trees. There is a paved sun terrace to the side and rear. The rear gardens are

delightful, enjoying views over the hills beyond and stocked with an abundance of plants, shrubs and hedges. Timber gates lead into a paddock stocked with a variety of trees again with lovely countryside views.

SITUATION

The property is peacefully situated within this charming village which nestles below the chalk downs and is about 3 miles to the north-east of Weymouth. Within the village is a picturesque duck pond, a pub/restaurant and access to some lovely walks across the surrounding down land.

Sutton Poyntz, famously Hardy's Overcombe in the novel 'The Trumpet Major,' is within a designated conservation area and an 'Area of Outstanding Natural Beauty'. The nearby Preston area is well served with a wide range of amenities; including doctor's surgery, hairdressers, delicatessen, general store and a small supermarket. There are also two public houses.

The county town of Dorchester is about 4 miles away and offers a comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of



Weymouth provides the opportunity to enjoy a range of sailing and water sport activities, with beaches and walks along the Jurassic Coastline.

DIRECTIONS

What3words:///incomes.pavement.spouse

SERVICES

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

Broadband - Superfast speed available

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

MATERIAL INFORMATION

The property falls within a conservation area.

Council Tax Band G
EPC D

Our clients inform us that a new boiler and rewiring of the property took place 2025



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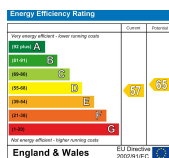
Approximate Area = 1881sq ft / 174.7 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 284 sq ft / 26.3 sq m

Total = 2184 sq ft / 202.7 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: 1355195



Weymouth/DW/01.10.25



01305 756989

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



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