

Symonds  
& Sampson

# 5 Whynot Way

Chickerell, Weymouth, Dorset

# 5 Whynot Way

Chickerell, Weymouth  
Dorset, DT3 4LL

A detached family home situated in Chickerell, close to amenities, schools and the coast.



- Four-bedroom detached family home
- Contemporary, well-presented interior
  - Modern fitted kitchen
- Two reception rooms plus a conservatory
  - Enclosed rear garden
- Driveway and link-detached double garage
  - Open leafy aspect to front
- Close to schools, amenities and the coast

Guide Price **£350,000**

Freehold

Weymouth Sales  
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## INTRODUCTION

A modern detached home enjoying an elevated position with an open outlook over the fields and mature trees to the front. This family house offers a contemporary interior, enclosed garden and link-detached double garage.

## THE PROPERTY

On entering the property, you are welcomed into an open-plan entrance area with staircase rising to the first floor and flowing seamlessly into a well-proportioned dining room. An opening leads through to the modern fitted kitchen, equipped with a comprehensive range of wall and base units, work surfaces, sink unit, space for an oven with extractor hood over, and space for a washing machine, tumble dryer or dishwasher. A recess provides space for a fridge/freezer. From the dining room there is a door to a cloakroom with WC. The sitting room is a comfortable and inviting space, featuring a feature fireplace with electric flame-effect fire. Sliding glazed doors open into a UPVC conservatory with double doors leading out to the patio terrace and rear garden.

To the first floor are four bedrooms, including a principal bedroom with fitted wardrobe. Two further bedrooms also benefit from built-in wardrobes, and the accommodation is served by a modern bathroom.

## OUTSIDE

Externally, the property features a brick-paved driveway at the front, providing off-road parking and access to a double garage with twin up-and-over doors, power and lighting. The rear garden is fully enclosed offering a patio terrace, steps rising to a lawned area, and a variety of ornamental trees and shrubs.

## SITUATION

Chickerell lies on the outskirts of the popular coastal town of Weymouth and close to the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis.

Chickerell is a highly sought-after location, particularly popular with families and young professionals. The area offers a vibrant and active community, along with a wide range of amenities and facilities, including both primary and secondary schools, a general store with Post Office, convenience store, village hall, chemist, two public houses, a restaurant, various food outlets, and a leisure centre with a gymnasium and 3G sports pitches.

## DIRECTIONS

What3words:///coherent.pepper.dent

## SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating system. Solar Panels.

Local Authority  
Dorset Council Tel: 01305 251010

Broadband - Ultrafast speed available  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Council Tax Band D  
EPC C



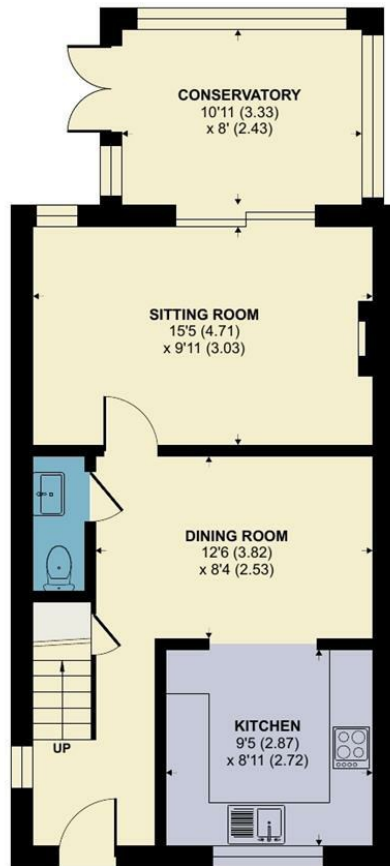
# Whynot Way, Chickereil, Weymouth

Approximate Area = 968 sq ft / 89.9 sq m

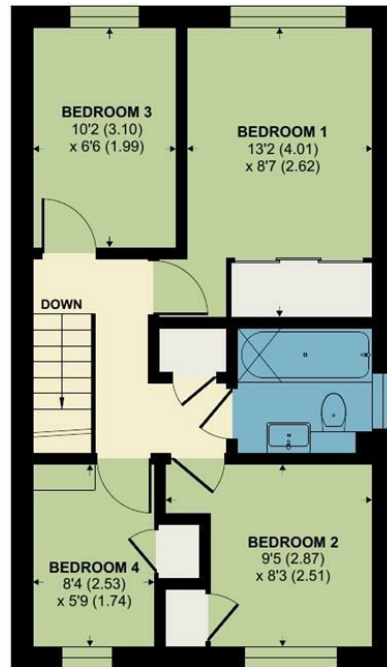
Garage = 286 sq ft / 26.5 sq m

Total = 1254 sq ft / 116.4 sq m

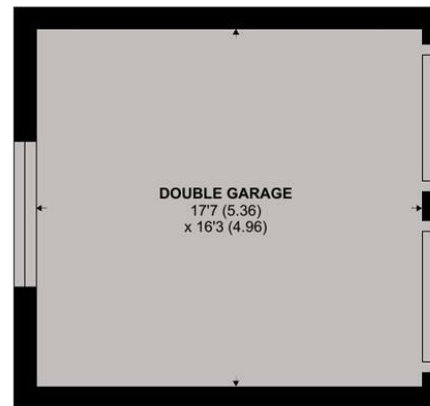
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



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: 1384999



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



Weymouth/JS/10.12.2025



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