



Old School Yard, Main Road
Osmington Weymouth, DT3 6EE

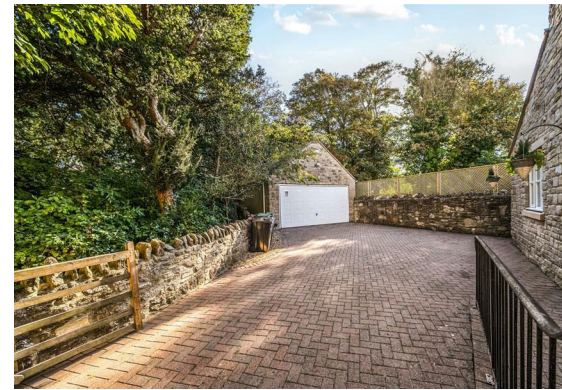
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Old School Yard, Main Road

Osmington Weymouth, DT3 6EE

- Charming Characterful Cottage
- Highly Sought-After Village Location
- Stunning Countryside & Coastal Walks Nearby
- Purbeck Stone Finish
- Three Bedrooms
- Two Bathrooms
- Gated Driveway
- Double Garage
- Southerly Facing Rear Garden
- Kitchen/Breakfast Room





A CHARMING, three bedroom semi detached cottage, with DRIVEWAY & DOUBLE GARAGE, situated in the heart of OSMINGTON village, approximately 4 miles north of Weymouth Town Centre. This beautiful home is constructed of Purbeck Stone and is impeccably appointed throughout.

Stepping through the front door a welcoming hallway with downstairs cloakroom provides access to the main reception rooms. To the right of the hallway is a modern kitchen, sympathetically designed to create a rustic farmyard feel. There are a range of wall and base units, space for appliances and a breakfast bar, perfect for a morning coffee. Adjacent to the kitchen is an extended living room with dual aspect windows. The room benefits from a feature brick fireplace, currently home to an electric feature fireplace and ample space for two large sofas and a family dining table.

Ascending to the first floor are the three bedrooms and a family bathroom. Bedroom one boasts views over the rear garden, space for furniture and an en-suite bathroom. The en-suite comprises a shower cubicle, close coupled WC and wash hand basin. Bedroom two is another double room with views over the rear garden. Bedroom three is an adequate single, or perfect home office/study.



To the rear of the property is a tiered garden, perfect for soaking up the afternoon sun. The area has space for a shed/summerhouse.

To the front of the property is a generous sized driveway and double garage. Beyond the double garage is a further shingled area, perfect for storage.



Osmington is a historic village and civil parish located on the Jurassic Coast in Dorset, England, just four miles northeast of Weymouth. It is known for the Osmington White Horse, its seaside hamlet of Osmington Mills, and its connection to painter John Constable.

Key attractions and history

Osmington White Horse: A prominent hill figure carved into the limestone of Osmington Hill in 1808. It depicts King George III on his horse, commemorating his visits to nearby Weymouth, which helped establish the town as a popular resort.

Osmington Mills: A secluded, picturesque seaside hamlet on the Jurassic Coast. In the 17th century, the rugged coastline made it a haven for smugglers. The historic Smugglers Inn, originally built in the 13th century, was a key location for this trade.

Osmington Mills Lodge Park: For those looking for a coastal retreat, the Waterside Holiday Group operates a lodge park in the wooded valley of Osmington Mills. It offers lodges with sea views and amenities, including a bar and restaurant.

John Constable: The famous landscape artist spent his honeymoon in Osmington in 1816 and painted the local scenery, including "Weymouth Bay," which is now in the National Gallery.

Historical Architecture: The village features grey stone cottages, narrow lanes, and St. Osmund's Church, which has a 12th-century core. The area also has evidence of earlier Bronze Age settlement.

Activities and walks

Coastal walks: Osmington and Osmington Mills offer access to the South West Coast Path, with routes providing scenic views over Weymouth Bay and Portland.

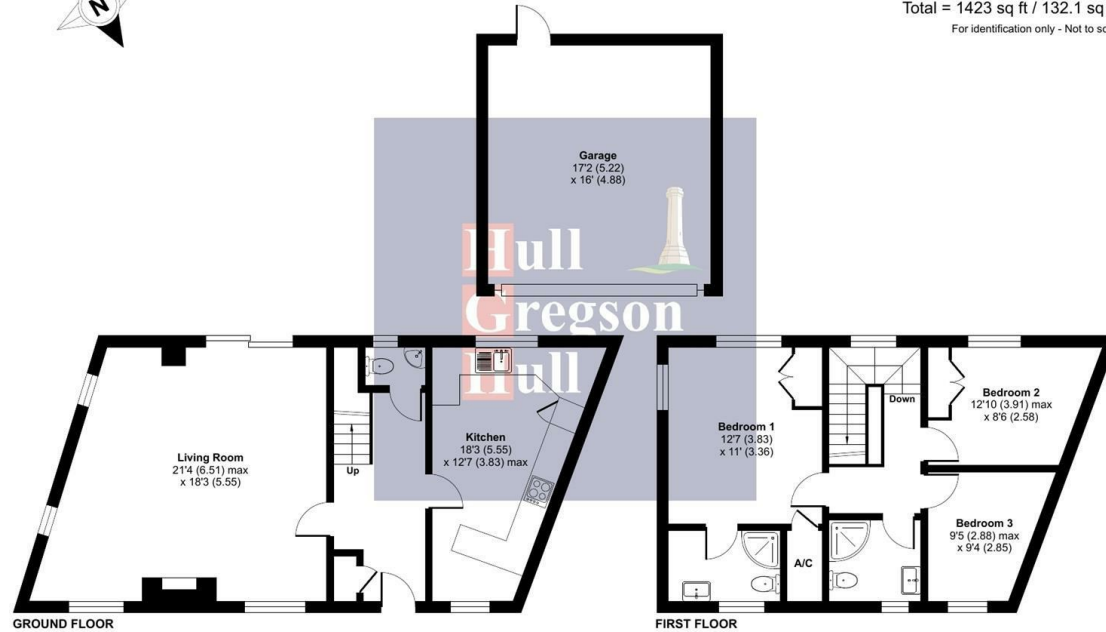
Fossil hunting: The shoreline at Osmington Mills is part of the Jurassic Coast, a UNESCO World Heritage Site known for its fossils.

Wildlife and geology: Exploring the area's footpaths and trails rewards visitors with a fascinating mix of wildlife and geological formations



Main Road, Osmington, Weymouth, DT3

Approximate Area = 1149 sq ft / 106.7 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 1423 sq ft / 132.1 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 Hull Gregson & Hull Ltd. REF: 1358796

Living Room

21'4" max x 18'2" (6.51m max x 5.55m)

Kitchen

18'2" x 12'6" max (5.55m x 3.83m max)

Bedroom One

12'6" x 11'0" (3.83m x 3.36m)

Bedroom Two

12'9" max x 8'5" (3.9m max x 2.58m)

Bedroom Three

9'5" max x 9'4" (2.88m max x 2.85m)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi detached house

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Right of way

Please note, the property has a right of way over the neighbouring property to access the house and driveway.

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

66

80

Not as energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

80

Not as environmentally friendly - higher CO₂ emissions

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