



Instinct Guides You



Dorchester Road, Weymouth Offers In Excess Of £400,000

- Upwey
- Large Westerly Garden
- Open Countryside Views
- Decked Sun Terrace
- Driveway
- Edging Countryside
- Equidistant Weymouth & Dorchester
- Period Home



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Set on the edge of the picturesque village of Upwey, this charming three-bedroom period semi-detached home offers a perfect blend of character features, semi-rural tranquility, and modern family living. With a substantial westerly-facing garden, open countryside views, and a spacious driveway, this home is perfectly positioned between Weymouth and Dorchester, providing easy access to a wealth of local amenities while enjoying a peaceful, country feel.

Upon entering, you are welcomed by a bright and inviting hallway with a convenient downstairs cloakroom. The heart of the home is the character-filled open-plan lounge and dining room, where period features are complemented by a cosy log burner — perfect for relaxing evenings. French doors lead out onto a large, raised decked terrace, offering an idyllic spot for entertaining or alfresco dining, all while overlooking the expansive garden and surrounding countryside.

The kitchen is thoughtfully designed with bespoke, mainly freestanding units that enhance the home's rustic charm, providing ample space for appliances and handy side access to the garden.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms and a beautifully styled family bathroom. The principal bedroom is generously sized and features a lovely bay window, while the second double bedroom enjoys far-reaching views across the rolling countryside. The stylish bathroom nods to the home's period origins, complete with a WC, vanity unit, and a shower over the bath, finished with classic white block tiling and contrasting grey grout.

Outside, the standout feature is the substantial westerly-facing garden — a true haven for families, backing directly onto open countryside and offering endless space for children to play or to simply enjoy the peaceful setting. The home also benefits from a driveway and a generous front garden, with scope for additional parking if desired.

Room Dimensions

Lounge 12'8" x 10'10" plus bay (3.88 x 3.32 plus bay)

Dining Room 12'9" x 10'0" (3.9 x 3.07)

Kitchen 16'11" x 8'8" (5.18 x 2.65)

Bedroom One 15'5" x 13'9" (4.71 x 4.21)

Bedroom Two 13'0" x 10'0" (3.98 x 3.06)

Bedroom Three 11'8" x 8'8" (3.57 x 2.66)



Energy Efficiency 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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.