



Instinct Guides You



£725,000
Nottingham Lane, Weymouth

- Six Double Bedroom
- Additional Studio Above Garage
- Large Gated Driveway
- Three Bathrooms
- Beautifully Presented
- Southerly Garden
- Large Kitchen/Diner
- Exclusive Cul-De-Sac
- Close To Amenities
- Moments From Countryside



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



Situated within an exclusive development on the fringes of Weymouth, this impressive and beautifully appointed six-double bedroom detached residence with southerly garden is positioned in a cul-de-sac location on Nottingham Lane, offering an exceptional standard of living, with over 3,100 sq ft of thoughtfully designed accommodation along with added benefit of solar panels. Arranged over three expansive floors and complemented by a detached double garage with a spacious first-floor additional studio space/potential annex room, the property blends luxurious comfort with family practicality in a sought-after and peaceful setting.

The ground floor is arranged for modern living benefiting underfloor heating, with a superb dual-aspect sitting room featuring a bay window to the front and French doors opening out to the rear garden, allowing natural light to flood the space throughout the day. Across the hall lies the heart of the home—a striking open-plan kitchen and dining room, fitted with contemporary cabinetry, high-end appliances and a central island ideal for informal gatherings. French doors lead directly to the patio and lawned garden, making this an excellent space for entertaining or alfresco dining. A separate utility room provides additional storage and laundry space, while a guest cloakroom completes the ground floor.

The first floor comprises four generously proportioned double bedrooms, all tastefully decorated and filled with light. Two of the bedrooms enjoy views over the rear garden with one benefiting an ensuite, while the two positioned towards the front enjoy some open countryside views. A modern family bathroom services this level, finished to a high standard with both bath and separate shower facilities.

On the second floor, the principal bedroom suite spans the width of the home and benefits from fitted storage and a luxurious en-suite bathroom featuring a double walk-in shower. A second large bedroom completes this level, providing a perfect retreat for guests or older children seeking additional privacy.

Outside, the southerly landscaped rear garden offers a haven with a patio ideal for summer dining and a generous lawn, bordered by fencing for security. The detached double garage includes a rare and versatile first-floor studio space with kitchen area and cloakroom—ideal for a home office, studio, gym or guest accommodation.

Located within easy reach of Weymouth town, local schools, amenities and transport routes, this outstanding home presents a rare opportunity to acquire a substantial and versatile family property in one of the area's most desirable residential locations.





Nottingham Lane, Weymouth, DT3

Approximate Area = 2279 sq ft / 211.7 sq m
Garage = 920 sq ft / 85.4 sq m
Total = 3199 sq ft / 297.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © iRechem 2025. Produced for Wilson Tominey Ltd. REF: 1331590

WilsonTominey
WEYMOUTH & COASTLINE

