



Moreton
Nottingham

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered with no onward chain is this impressive detached home, set on an enviable plot of approximately half an acre, offering a generous and private setting ideal for flexible family living. With its substantial size and versatile layout, the property presents excellent potential for multi-generational/shared living, Airbnb or other guest accommodation. A substantial driveway provides ample off-road parking, leading to the property's entrance and garage, and beautifully maintained gardens, which are mainly laid to lawn with a variety of trees, plants and shrubs. Inside, the spacious accommodation includes six bedrooms—one of which is currently utilised as a study—two family bathrooms, and an en-suite to bedroom four. The home also boasts three reception rooms, a modern kitchen/breakfast room, and an additional kitchen/utility room. EPC rating E.

Nottingham is a small, picturesque hamlet located in the county of Dorset, England, just northwest of the seaside town of Weymouth. Known for its tranquil rural charm, Nottingham features traditional stone cottages and scenic countryside views. Historically, Nottingham was noted for its spa, which attracted visitors in the 18th and 19th centuries due to the reputed health benefits of its mineral waters. Though the spa is no longer active, remnants of its past can still be found, adding to the hamlet's quiet historical character. Today, Nottingham remains a peaceful spot, offering a number of beautiful walks.

Weymouth is a vibrant seaside town, known for its sandy beach and historic harbour. Nestled along the Jurassic Coast, a UNESCO World Heritage Site, Weymouth attracts visitors with its natural coastal and countryside beauty. The town played a significant role during the Napoleonic Wars and was a favourite holiday spot of King George III, whose influence helped shape its elegant promenade. Today, the town hosts a number of events throughout the year including the seafood festival and the neighbouring Isle of Portland is home to the Weymouth and Portland National Sailing Academy.



Ground Floor Key Features:

Spacious kitchen/breakfast room fitted with a range of neutral cream wall and base units, complemented by worksurfaces, tiled splashbacks and limestone flooring. Integral appliances include a Lamona four-ring hob, Lamona oven grill, Siemens steam oven and proving drawer, a Russell Hobbs microwave and space for a washing machine and dishwasher. Patio doors from the kitchen seamlessly connect the indoor space to the garden.

The second kitchen/utility room is fitted with a Neff oven and grill, and an electric Belling four-ring hob.

Three well-proportioned reception rooms, each featuring front/side aspect windows allowing for excellent natural light. The reception rooms offer flexible living areas and can be utilised to suit multiple needs.

Three of the ground floor bedrooms are double in size, one of which benefits from an ensuite. The smallest of the bedrooms is currently being utilised as a study.

A family bathroom completes the ground floor.

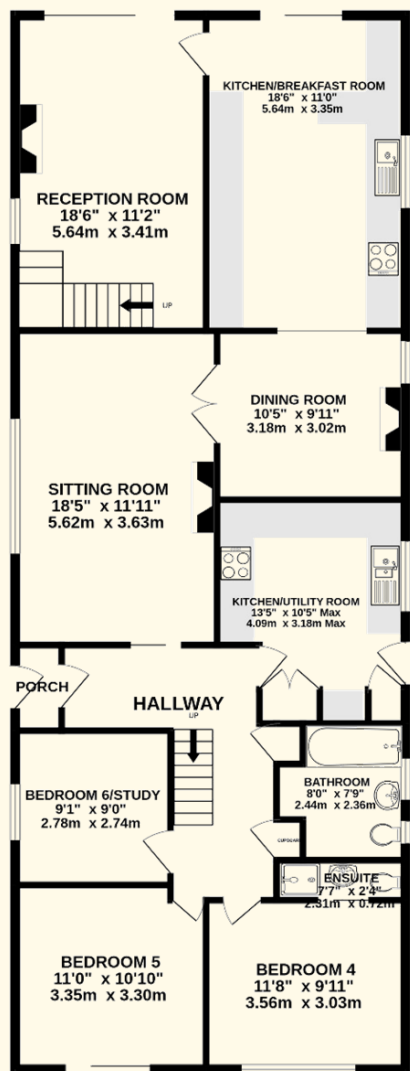
First Floor Key Features:

Upstairs, there are three further double bedrooms and an additional family bathroom, furnished with a panel-enclosed bath, WC and wash hand basin. The room is complete with laminate tile-effect flooring and eaves storage.

Outside:

The property boasts a generously sized lawned garden, covering a substantial area and with flower bed boarders, trees, plants and shrubs throughout. An area of decking provides an ideal space for seating and outdoor entertaining and there are various outbuildings, including one with power. A single garage and driveway are also offered at the property.

GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.

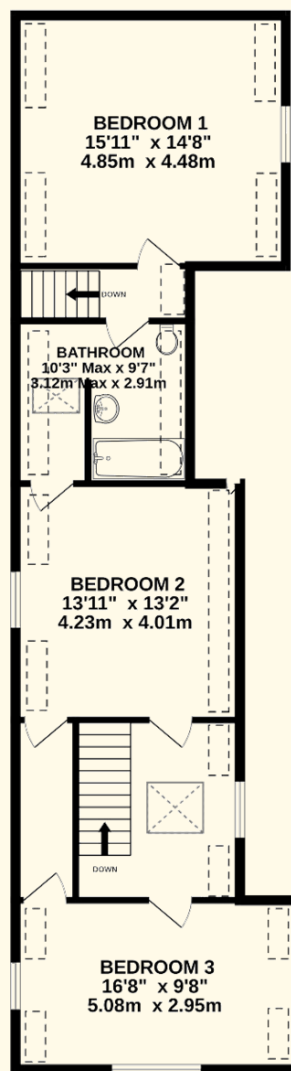


MORETON, NOTTINGHAM

TOTAL FLOOR AREA : 2250 sq.ft. (209.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©/2025

1ST FLOOR
849 sq.ft. (78.8 sq.m.) approx.



Services:

Mains electricity, water and drainage are connected. LPG fired central heating. Calor Gas own and maintain the tank.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is E.

Broadband and Mobile Reception:

At the time of the listing, standard and superfast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

The seller has advised that BT Halo 3+ hybrid broadband is currently connected to the property. They have also advised they have had no issues with broadband, Wi-Fi or mobile reception.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

The seller has advised that the property has to their knowledge never flooded.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.