



The Sea Gazer, Weymouth, Dorset

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# An impressive coastal mansion currently used as two dwellings with **sea views across the harbour** and to the Isle of Portland.

## Summary of accommodation

### Main Residence

Hall | Sitting room | TV room | Kitchen/living room | Cloakroom | Boot room | Laundry room | Indoor heated swimming pool with integral shower room | Veranda | Deck

Guest bedroom with en suite bath and shower room | Three further double bedrooms | Walk-through study area | Family bathroom with integral infra-red sauna

Second floor principal bedroom suite incorporating large double bedroom, dressing room, bath and shower room and sitting room

### Annexe

Hall | Living/dining room (previously a gym) | Cinema room | Family shower room

Open plan seating area | Kitchen | Principal bedroom suite with en suite bath and shower room and balcony | Double bedroom with en suite shower room and balcony | Further double bedroom with en suite shower room | Family bathroom

Parking | Double carport | Double tandem garage with side workshop  
Gardener's WC | Boiler room | Garden | Annexe garden

**In all about 1.29 acres (0.52 hectare)**

### Distances

Town centre 1.4 miles (Waterloo 2 hours 38 minutes)  
Weymouth Beach 1.5 miles, Portland Marina 2.6 miles  
Dorchester 9 miles, Bournemouth Airport 39.2 miles  
Exeter Airport 53 miles (London City Airport 1 hour)  
(All distances and times are approximate)



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## Location

The Sea Gazer is situated in an elevated position set well back from Buxton Road, one of Weymouth's most prestigious residential roads, just over a mile from the town centre. The house is also just a short stroll away from the harbour, Georgian seafront, Sandsfoot Castle and café and the town's award-winning sandy beach. The town is set within the Dorset Area of Outstanding Natural Beauty fronting onto the West Dorset Heritage Jurassic Coast and is home to world class sailing facilities and a marina, which is only about 2.5 miles away. There are several local stores within walking distance along with the highly regarded Crab House Café, the 5-star rated Catch fish restaurant plus many other restaurants and pubs. Weymouth has a railway station offering regular services to Waterloo (2 hours 38 minutes) and for air travel Exeter and Bournemouth Airports are both within reasonable driving distance. Dorset has a wide choice of schools from both the state and independent sectors. The selection from the latter includes Sunninghill, Milton Abbey, Leweston, Bryanston and Knighton House.

## Main Residence

Set back from and well above the passing road, The Sea Gazer has very private setting behind a screen of trees that creates the sense that the house is in a woodland clearing. It was built in 1929 and extended over time until 2016, when it was transformed into a large, American sea ranch style family home by cladding the exterior and adding a two-sided, wraparound veranda. Now with eight bedrooms and over 9,600 ft<sup>2</sup> of living space, it was completely refurbished two years ago to a very high standard, cleverly dividing the house into two residences with no structural changes. Within the main residence the reception rooms and bedrooms all face south and/or west, thereby catching the sweeping view and the best of the natural light throughout the day. The house is not listed and has retained some original architectural fittings such as the ornate metal staircase balustrade and the cut stone fireplace and coved ceiling in the sitting room. There are three reception rooms on the ground floor: the drawing room, cosy TV room and superb kitchen/living room, all of which have large, floor to ceiling, sliding/bi-fold doors to the outside deck.



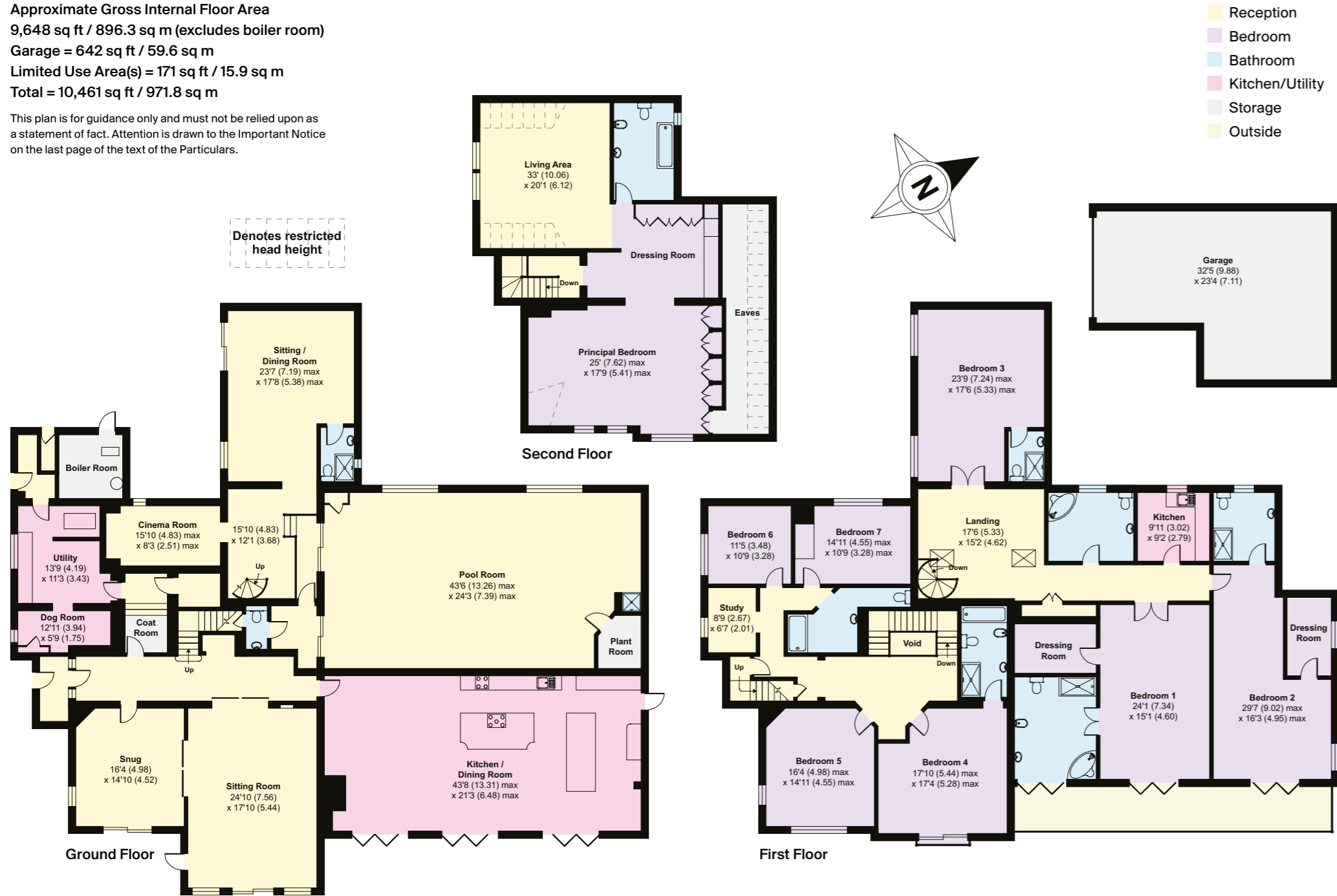


The kitchen/living room with its sea views is a fantastic family-centric space with generous, separate seating and dining areas plus a kitchen fitted with a range of units including two large islands, granite work surfaces, a gas/ electric Rangemaster range cooker plus a comprehensive selection of built-in electric appliances. The house also has a boot room, laundry room and a dedicated dog room. The first floor contains the en suite guest bedroom, three further double bedrooms and the family bathroom, which also contains an infra-red sauna. On the second floor within the roof space, the current owners have created the magnificent principal bedroom suite, which have panoramic sea views and include a large, walk-through dressing room, en suite bath and shower room and a private, dedicated sitting room.



Approximate Gross Internal Floor Area  
 9,648 sq ft / 896.3 sq m (excludes boiler room)  
 Garage = 642 sq ft / 59.6 sq m  
 Limited Use Area(s) = 171 sq ft / 15.9 sq m  
 Total = 10,461 sq ft / 971.8 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Secondary Accommodation, Garaging and Grounds

Part of the house is currently given over to providing exceptional, self-contained holiday accommodation. The ground floor of the AirBnB annexe includes a hall with its own access to the swimming pool room plus a living room, cinema room and shower room. The floor above incorporates an open plan seating area, kitchen, three generous en suite double bedrooms (two with access to the first floor balcony and sea views) and the family bathroom. The house is set in grounds of about 1.29 acres (0.52 hectare), with part separately enclosed as a garden for the annexe.



A deep, wraparound veranda supported on timber decking extends around part of the house on two sides with lovely, elevated views over the grounds and the Chesil beyond. Access to the property is via electrically controlled gates leading to a good sized, gravelled parking area with space for several cars. To one side is a tandem, double garage that incorporates a side workshop area. The grounds are lawned to minimise maintenance and are enclosed by tall, close-boarded timber fencing that provides a high degree of privacy. The fencing is supplemented by a screen of mature trees including sycamore, Monterey cypress and beech.

## Services

Mains water, electricity, drainage & gas. Gas-fired central heating. Water softener. Superfast broadband connection available locally.

## Agent's Note

The current owners use the house as two separate dwellings with only an internal door separating the two, with the annexe used for income-generating holiday accommodation. However, it could be used as a large, single family house or separately for multi-generational living/income generation.

## Directions (Postcode DT4 9PS)

**What3Words:** expert.tour.habit

Approaching Weymouth from Dorchester via the A354, continue to follow the A354 into Weymouth along the Weymouth Relief Road, Weymouth Way and then Weymouth Road. After passing the harbour the A354 then becomes Rodwell Road and goes uphill. Continue along Rodwell Road to a sweeping right-hand bend onto Buxton Road. From the corner drive for just over half a mile and the driveway entrance to the property will be found on the right, identified by the newly erected, close boarded fencing on either side.



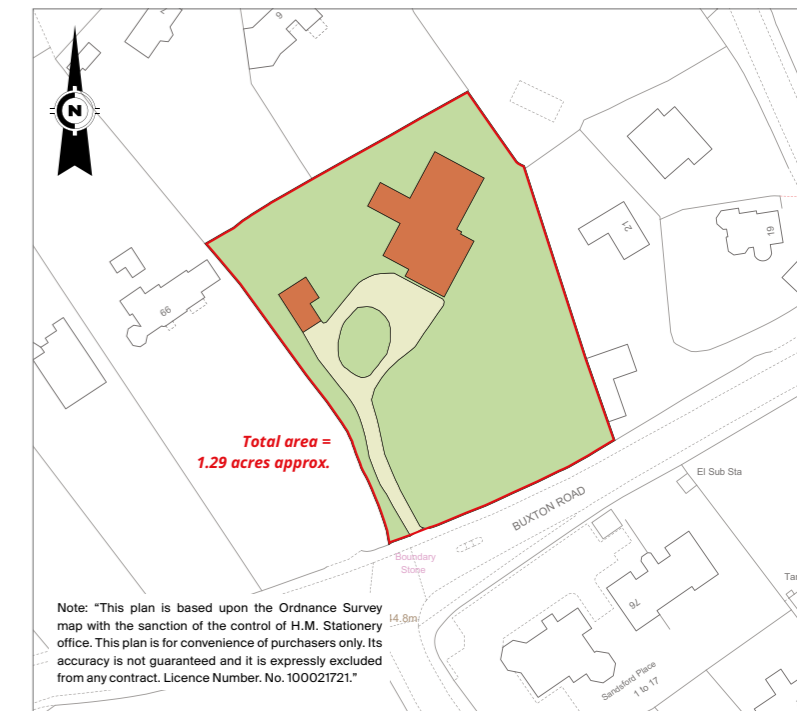
## Property information

**Tenure:** Freehold

**Local Authority:** Dorset Council ([www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)).

**Council Tax:** Band G

**EPC Rating:** C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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