



Symonds
& Sampson

4 Overcombe Drive
Weymouth

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Weymouth
DT3 6QE

An individual, four bedroom detached house delightfully situated at Overcombe, enjoying stunning, far-reaching views of Weymouth Bay, the Isle of Portland and over the lakes of the RSPB Lodmoor Nature Reserve. The accommodation is arranged over three floors with all the principal rooms enjoying sea views.



- Stunning sea views over Weymouth Bay and Portland harbour
- Short walking distance to Overcombe beach and Bowleaze Cove way
 - Four double bedrooms detached house
- Delightful wrap around balcony with glass balustrades
 - Impressive open plan kitchen and dining hall
- Two contemporary fitted en-suites and shower room
 - Spacious garden with detached garden room
 - Ample parking and garage

Guide Price **£600,000**

Freehold

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THE PROPERTY

On the ground floor a reception hall has stairs to the first floor, understairs storage and doors to two ground floor double bedrooms with en-suites. The main bedroom is particularly spacious with a double aspect and sea views and a beautifully presented contemporary fitted en-suite bathroom and bath and shower cubicle. On the first floor is a galleried landing enjoying stunning views over Weymouth Bay and the nature reserve with access out onto the balcony. Open access leads to a dining hall and modern fitted kitchen ideal for entertaining. The kitchen is fitted with a range of units with integral oven, induction hob and pop up cooker hood, integrated dishwasher and fridge/freezer. Doors lead through to a cloakroom and spacious sitting room with a double aspect enjoying breathtaking sea views. A double glazed door to the side leads onto the wrap around balcony.

On the second floor are a further two double bedrooms and shower room, both enjoying beautiful views from front aspect dormer windows.

OUTSIDE

To the front is a large concrete driveway providing off road parking and leading to an integral garage. There is a raised border with shrubs and plants with a pedestrian side access to the rear. A wrap around balcony with composite decking and glass balustrades enjoys stunning far reaching sea views over Weymouth Bay. To the side is a door to external shower room. The main garden has a foot bridge off the kitchen and is laid to lawn with raised patio enjoying delightful sea views, outdoor

aquarium/pond, trees and a range of shrubs. At the far end is a large garden room with bi-fold doors and power and lighting.

SITUATION

The property is situated on the outskirts of Weymouth in one of the area's most enviable locations. It's just a short walk to the dog-friendly beaches at Bowleaze Cove, Preston and Overcombe, where there are regular swimmers and a great spot for paddle boarding and kite surfing. There are stunning countryside walks towards the SW coast path right from the front door and a swim is just minutes away! From the house it's a minute's walk to the green, open spaces at Furzy Cliff on Bowleaze Cove way and to a choice of cafés overlooking the sea.

The wide range of local amenities is close by, including a post office / general store, deli/off-licence, public houses and restaurants. The Preston Road doctor's surgery and chemist is just a mile away by car or 15 mins walk. The bustling and lively town centre is approximately 2 miles away with a comprehensive range of shopping and educational facilities. Weymouth has a picturesque inner harbour with continental-style cafés, several boutiques, eateries and bars as well as sports facilities and a theatre venue. Weymouth and Portland boast excellent sailing and water sport facilities and are home to The Weymouth and Portland National Sailing Academy. The resort is surrounded by beautiful, rolling countryside which can be explored by car or via the many excellent footpaths, bridleways and cycle paths. There are areas of Outstanding Natural Beauty, especially those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words ///blacken.thrilled.patrolled

SERVICES

All main services are connected.
Gas fired central heating.

Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

Photos taken in September 2026

AGENTS NOTE

The sellers are currently awaiting a completion certificate for internal alterations.



Overcombe Drive, Weymouth

Approximate Area = 1461 sq ft / 135.7 sq m

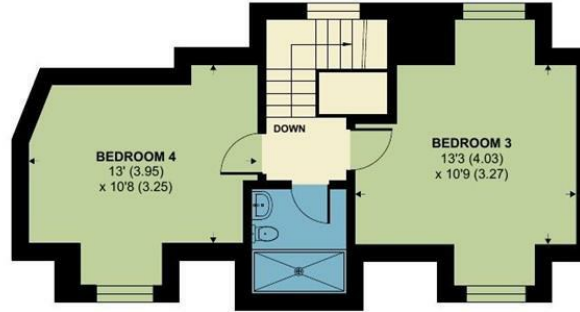
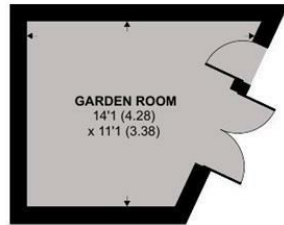
Garage = 146 sq ft / 13.5 sq m

Outbuilding = 165 sq ft / 15.3 sq m

Total = 1772 sq ft / 164.5 sq m

For identification only - Not to scale

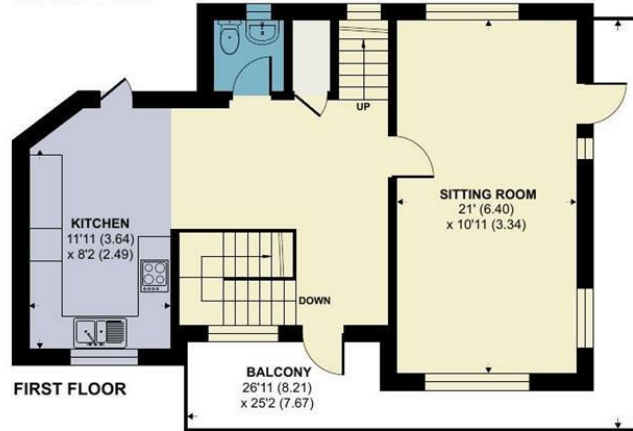
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++ (91-100)	A		
A+ (81-90)	B		
A (71-80)	C		
B (61-70)	D		
C (51-60)	E		
D (41-50)	F		
E (31-40)	G		
F (21-30)	H		
G (1-20)	I		
Very energy inefficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1514421



Weymouth/DW/16.9.26



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