



Symonds
& Sampson

3 Lorton Orchard
Lorton Park, Weymouth, Dorset

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Lorton Park Weymouth
Dorset DT3 5FF

A stylish, contemporary family home situated in the highly desirable Lorton Park development, within easy reach of local amenities and the countryside.



- Modern family home on exclusive development
 - Well appointed kitchen/breakfast room
 - Spacious sitting/dining room
- Principal bedroom with ensuite and Juliet balcony
 - Three further bedrooms
 - Private enclosed garden
 - Garage and ample parking
- Close to travel links including Upwey station
 - Short walk of the countryside
- Conveniently located for access to both Weymouth and Dorchester

Offers Over **£600,000**

Freehold

Weymouth Sales
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THE PROPERTY

This modern, well-appointed family home is set within the sought-after Lorton Park development – a private enclave offering a leafy outlook, a variety of attractive homes, and convenient access to both local amenities and open countryside.

ACCOMMODATION

The property provides well-proportioned accommodation, featuring an open-plan kitchen and breakfast room fitted with a comprehensive range of wall and base units, worksurfaces, and integrated appliances, including fridge/freezer, dishwasher, wine cooler, electric oven and five ring gas hob. A charming box bay window to the front and French doors to the rear garden create a light and inviting space.

A welcoming entrance hall with a cloakroom, and storage cupboards with plumbing for a washing machine, complement the ground floor, while the spacious living room with wood burning stove offers ample space for both sitting and dining areas. Glazed doors open directly onto the garden.

On the first floor, the principal bedroom enjoys the luxury of an en-suite shower room, built in wardrobes and a Juliet balcony. There are three further bedrooms, two of which have built in wardrobes. A modern family bathroom completes the accommodation.

OUTSIDE

Externally, the property benefits from a garage with an electric door, power, and lighting and personal door to the garden. A driveway to the front of the garage provides off-road parking, with an additional space available at the front of the property. To the rear, the enclosed garden is mainly laid to lawn with a sun deck, mature shrubs, and trees – offering a delightful setting for relaxation or entertaining.

SITUATION

The property is situated on the northern outskirts of the coastal resort of Weymouth.

The location offers the best of both worlds, close to the countryside rural yet with easy access to everything expected from the traditional seaside resort of Weymouth and the busy county town of Dorchester.

The property is ideally located and has the additional benefit of Upwey mainline railway station which is only a few minutes' walk away with direct access to London Waterloo & Bristol Temple Meads. Cycle, footpath and bridleways are all close by and offer great non-car links to Weymouth and Dorchester.

There are both primary and secondary schools close by on Dorchester Road. Weymouth town centre can be found

within approximately two miles and offers a comprehensive range of shops, marina, as well as cultural, recreational and further educational facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, the sandy beaches and walks along the World Heritage Jurassic Coastline.

DIRECTIONS

What3words///boards.crush.rush

SERVICES

Mains gas, electric, water and drainage.
Gas fired central heating system with underfloor heating to the ground floor with radiators upstairs.

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

The property is within a private development and a conservation area

Council Tax Band F
EPC B

LABC 10-year warranty/guarantee expires 25/01/2028

Service charge for common areas £499.00 per annum
Trustgreen Management





Lorton Orchard, Weymouth

Approximate Area = 1611 sq ft / 149.7 sq m

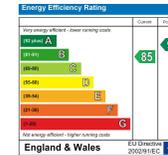
Garage = 202 sq ft / 18.7 sq m

Total = 1813 sq ft / 168.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1359072



Weymouth/JS/21.01.26rev



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