Symonds & Sampson

43 Nottington Lane

Nottington, Weymouth, Dorset

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Nottington
Weymouth
Dorset DT3 5DF

An impressive and beautifully presented stone fronted house built in 2023 by CG Fry positioned on the edge of Nottington Park, enjoying spacious living accommodation, far reaching countryside views, parking and a garage.

3 2 1

- Beautifully presented accommodation
- Spacious well appointed kitchen/ dining room
- Principal bedroom with ensuite
- Enclosed garden
- Garage and allocated parking space
- Countryside views
- Close to schools and amenities

Guide Price £450,000
Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk

THE PROPERTY

The accommodation begins with a welcoming entrance hall, cloakroom, and a dual-aspect sitting room with feature fireplace, log effect fire and double doors opening to the enclosed garden.

The stylish kitchen/dining room is well-equipped with an abundance of fitted cupboards, ample work surface, and integrated appliances including a double oven, hob, five ring gas hob, extractor hood, dishwasher, fridge, and freezer. The room also benefits from a dual aspect and leads into a practical utility room which is fitted with cupboards, work surface, sink unit, gas boiler, under-stair storage cupboard and door with access to the rear garden.

Upstairs, the principal bedroom is generously sized and features a luxurious en-suite shower room and country views. There are two further well proportioned double bedrooms and a modern family bathroom complete the first-floor accommodation.

OUTSIDE

The property is set back from the road with a low-maintenance front garden enclosed by iron railings. A useful pedestrian side access from the front leads to a courtyard and rear garden. The landscaped rear garden includes a lawn and a paved sun terrace. A rear gate provides access to a pathway leading to the garage, which has an up-and-over door, power, and lighting. There is a personal door directly into the garage from the rear garden. In addition, there is an allocated parking space.

SITUATION

Nottington Park is a development on the edge of Weymouth designed around green open spaces, tree lined avenues, woodland play area and walkways. A good range of amenities can be found within approximately 1 mile including a general store, petrol station, florist, veterinary clinic, supermarket and sport centre, all located on Dorchester Road. There are also both primary and secondary schools close by.

Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, marina and picturesque harbour, blue flag sandy beach and a range of recreational and cultural facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, beaches and walks along the World Heritage Jurassic. There is a mainline rail station at Upwey, approximately ¾ of a mile from the property which provides rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words ///unfolds.decently.front

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)

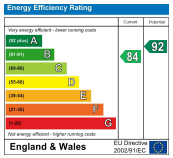
Council Tax Band: D
(Dorset Council - 01305 251010)

Images taken July 2026

MATERIAL INFORMATION

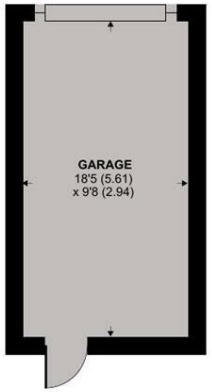
First Port Residential Property Management Nottington Park

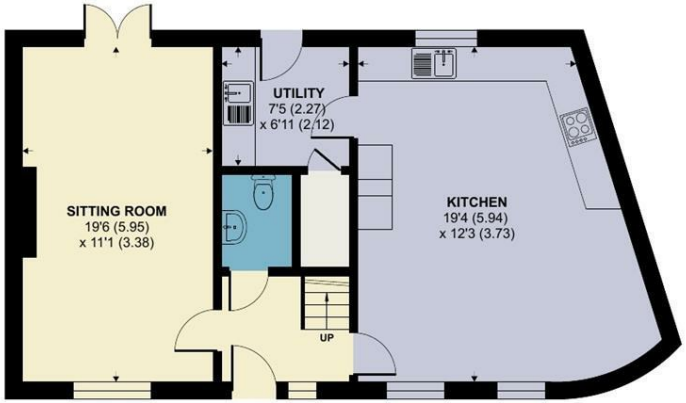
Annual Service charge payable in Advance of £273.62 for 01/01/2026 - 31/12/2026



Nottington Lane, Weymouth

Approximate Area = 1354 sq ft / 125.7 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1532 sq ft / 142.2 sq m
For identification only - Not to scale





GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1498907

Poundbury/DW/30.07.26

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