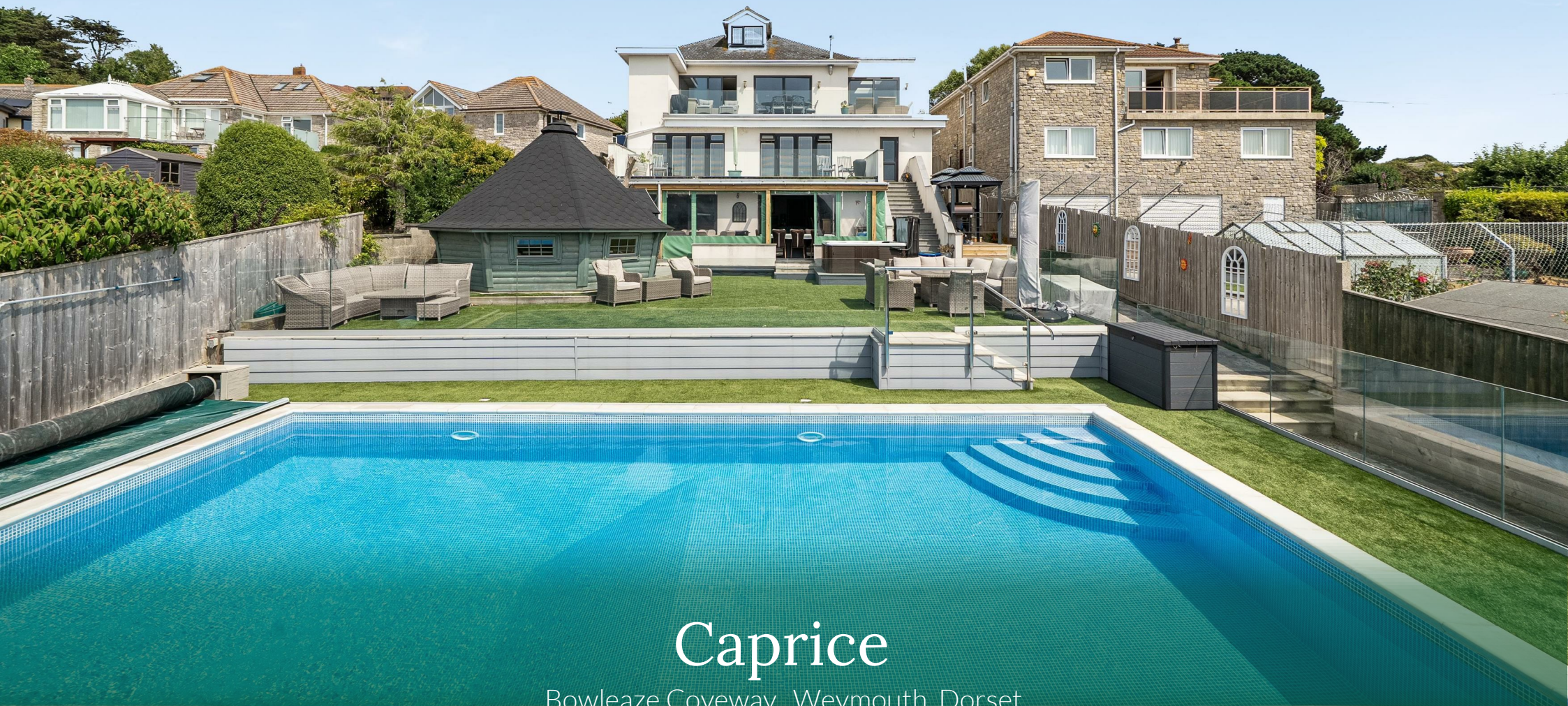




Caprice

Bowleaze Coveaway, Weymouth, Dorset

Caprice

17 Bowleaze Coveway,
Weymouth, Dorset
DT3 6PN

Caprice is an impressive coastal residence that seamlessly combines lifestyle, luxury and location. The property features outstanding leisure facilities, flexible accommodation, and breathtaking views.



- Detached coastal home
- Short walk of the beach at Overcombe
 - Spectacular views
- Spacious accommodation over four levels
- Well appointed kitchen and bathrooms
 - Glazed balconies and sun terrace
- Landscaped garden with heated swimming pool and BBQ Hut
 - Ample parking and garage

Guide Price **£2,000,000**

Freehold

Weymouth Sales
01305 756989

weymouth@symondsandsampson.co.uk



THE PROPERTY

Caprice is an exceptional detached coastal residence, enviably positioned just a few hundred yards from the beach at Overcombe.

Occupying one of the area's most sought-after locations, this impressive home combines generous proportions with beautifully appointed accommodation, creating a superb family residence equally suited to luxurious entertaining and multi-generational living.

Thoughtfully designed to maximise both space and versatility, the accommodation extends over several levels. A particular highlight is the outstanding lower ground floor, which provides an exceptional entertaining space, featuring a spacious reception room, supplementary kitchen facilities and direct access to the landscaped gardens.

The principal living accommodation is flooded with natural light, with a contemporary kitchen/breakfast room, beautifully appointed with an extensive range of fitted cabinetry, incorporating a central island, all with granite work surfaces and a comprehensive selection of integrated appliances including oven, microwave oven, induction hob, extracting hood, dishwasher, fridge and freezer. There is also a useful utility space. The spacious main reception room is split-level, with a bar and wine room, and is positioned to take full advantage of the spectacular outlook, with expansive glazing framing uninterrupted views across the Lodmoor Nature Reserve, Weymouth Bay and the town beyond.

The bedroom accommodation is equally impressive, comprising well-proportioned rooms served by stylish, contemporary bath and shower rooms finished to a high standard. On the same floor is a laundry room with an external door opening to the side. A dedicated first-floor office provides an ideal environment for home working while enjoying the property's exceptional coastal setting.

One of Caprice's defining features is its remarkable outlook. From the rear balconies and terraces, the property commands breathtaking panoramic views across the Lodmoor Nature Reserve, Weymouth Bay and the Jurassic Coast beyond. These ever-changing coastal vistas provide a truly spectacular backdrop to everyday life and are a constant reminder of the property's outstanding location.





OUTSIDE

The property offers ample off-road parking and an integral garage.

To the rear, there is an impressive selection of leisure amenities, including a swimming pool, hot tub and a BBQ hut. These features create the ideal environment for relaxing and entertaining family and friends throughout the year.

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 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///bath.gossip.decribed

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: G (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Photographs were taken in July 2026.



Bowleaze Coveway, Weymouth

Approximate Area = 4296 sq ft / 399.1 sq m

Limited Use Area(s) = 152 sq ft / 14.1 sq m

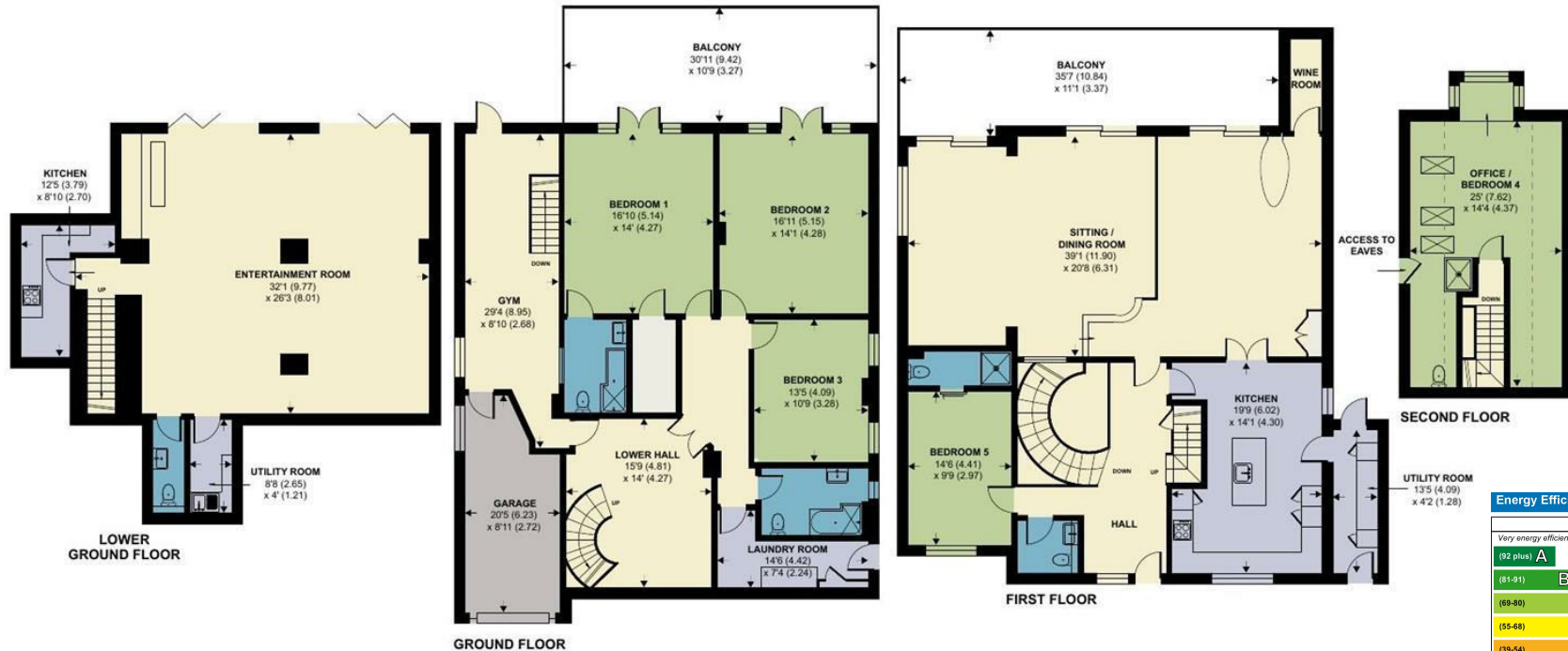
Garage = 162 sq ft / 15 sq m

Total = 4610 sq ft / 428.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Symonds & Sampson. REF: 1495226



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	73
	EU Directive 2002/91/EC	

Weymouth/JS/11.08.2026



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01305 756989

weymouth@symondsandsampson.co.uk
Symonds & Sampson LLP
Archpoint House, 7 Queen Mother Square
Poundbury, Dorchester, Dorset, DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT