



Symonds
& Sampson

Wey Valley House

1 Goulds Hill Close, Upwey, Weymouth, Dorset

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Upwey
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Weymouth
Dorset DT3 4LG

A substantial five-bedroom detached residence set in grounds of 3.27 (1.32 ha) acres, with well-established gardens and woodland, situated in the sought after area of Upwey.



- Spacious detached residence set in grounds of 3.27 (1.32 ha) acres
 - Kitchen/breakfast room with separate utility
 - Triple aspect sitting room
- Principal bedroom with dressing room and en-suite bathroom
 - Double garage & ample parking
 - Mature gardens and woodland
 - Countryside views

Guide Price **£995,000**

Freehold

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THE PROPERTY

This charming stone and brick-built detached home, under a slate roof boasts generous accommodation. Designed with both comfort and entertaining in mind, the interiors offer a seamless blend of space, light and versatility, ideal for modern family living as well as more formal occasions.

ACCOMMODATION

On the ground floor, a welcoming entrance hall with a cloakroom and access to the primary rooms. The sitting room is a generous, welcoming space featuring exposed ceiling beams and a striking brick fireplace with a wood-burning stove, wooden flooring and multiple windows providing plenty of natural light and views of the surrounding greenery. This room offers a comfortable and charming environment for relaxing or entertaining guests. French doors open to the rear patio area.

The dual aspect snug room is a cosy retreat with wooden flooring and exposed beams overhead. It connects to a study, making it perfect for quiet moments or hobbies. The study offers a peaceful environment with natural light from windows on two sides. Its compact size and neutral tones make it ideal for focused work or creative pursuits, with enough space for a desk and seating area.

The kitchen/breakfast room is extensively fitted with an attractive range of wall and floor cupboards with worksurfaces over. There is a range of integrated appliances comprising of full height fridge and freezer, dishwasher, microwave, together with built-in double electric oven, induction hob and extractor hood. The breakfast area comfortably accommodates a large wooden table, ideal for family meals or entertaining, with access to the utility room with fitted units and plumbing for laundry appliances.

To the first floor there are five bedrooms, many of the rooms being dual aspect. The principal bedroom enjoys a dressing room and an en-suite bathroom. The family bathroom features a bath and separate shower. On the upper floor views of the well maintained gardens can be enjoyed.







OUTSIDE

To the front of the property the paved courtyard area is a private and intimate outdoor space, enclosed and ideal for alfresco dining, complete with bespoke outdoor wood oven, surrounded by greenery and stone walls, enhancing the tranquil feel.

The double garage with two lots of opening doors onto the driveway, is a substantial space. It features an adjoining utility room and a storeroom, providing excellent additional storage and practical workspace.

The properties rear and front gardens are beautifully maintained, featuring a mix of lawn areas, mature trees, and well-established shrubs and flower beds. There is a wooden decked seating area, perfect for outdoor dining or relaxing, and an ornamental pond adding a tranquil feature. The garden is private and offers peaceful views over the surrounding countryside, creating an idyllic retreat.

The outbuilding is a detached shed, offering useful storage or workspace away from the main house, set within the grounds.

To the north side lies an enchanting woodland areas with a variety of fruit trees, providing a serene and picturesque setting throughout the seasons. Impressive views over Upwey village and beyond can be enjoyed from the top of the woodland.

SITUATION

Upwey is a charming conservation village located near beautiful countryside in a Dorset valley, just 3 miles north of Weymouth and 4 miles south of Dorchester.

The village is home to the Upwey Wishing Well and Tea Room, St. Laurence Church, two public houses, and a



mainline railway station to London/Waterloo and Bristol (Temple Meads). There is also a frequent bus service on the nearby Dorchester Road.

Within approximately 1 mile, you can find a range of amenities, including a general store at Broadway, Tesco Express, florist, veterinary clinic, petrol station, and a sports centre at Redlands.

Both Weymouth and Dorchester town centres are easily accessible and offer a wide range of shops, as well as

cultural, recreational, and further educational facilities. The area also offers opportunities for sailing and water sports, enjoying sandy beaches, walks along the World Heritage Jurassic Coastline, and exploring the rolling countryside.

DIRECTIONS

What3words:///emerge.riverside.study

SERVICES

Mains water, drainage, electricity and gas.
Gas fired central heating.

Broadband-Superfast broadband is available.

Mobile phone coverage- Network coverage is likely both indoors and out depending on network (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band G

MATERIAL INFORMATION

Photos taken May 2026.

Goulds Hill Close, Weymouth

Approximate Area = 2542 sq ft / 236.2 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Garage = 804 sq ft / 74.7 sq m
 Outbuilding = 196 sq ft / 18.2 sq m
 Total = 3563 sq ft / 331 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Energy A	B	72	76
Energy B	C		
Energy C	D		
Energy D	E		
Energy E	F		
Energy F	G		

England & Wales EPC Directive 2002/91/EC



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