



Symonds
& Sampson

2 Anvil Close
Chickerell, Weymouth

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Chickerell
Weymouth
DT3 4GH

A beautifully presented four bedroom detached house with attractive stone elevations situated within a small private cul-de-sac close on the outskirts of Chickerell and within close proximity to the Fleet.



- Individually built detached house
- Easy access to the Jurassic coast and Fleet Lagoon
 - Attractive Purbeck stone elevations
- Four double bedrooms with en-suite to main bedroom
- Spacious dual aspect sitting room and kitchen/dining room
 - Two parking spaces and garage
 - Easily maintained private enclosed rear garden

Guide Price **£490,000**

Freehold

Poundbury Sales
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THE PROPERTY

Built in 2022 with attractive Purbeck stone elevations under a slate roof and conveniently situated within a private lane off Chickerell Road with spacious living accommodation. On the ground floor the reception hall leads to a cloakroom and stairs to the first floor. Oak internal doors compliment the accommodation together with underfloor gas fired central heating. The sitting room is double aspect with French doors opening to the rear garden and is a delightful spacious room. The open plan kitchen/dining room is again double aspect with French doors to the garden, extensively fitted with a range of wall and floor cupboards, built in double oven and grill, halogen hob with extractor hood and space for fridge/freezer. A separate utility room has matching cupboards, sink, Vaillant gas fired boiler, understairs storage cupboard and door to outside.

On the first floor are four double bedrooms with the main bedroom having oak built in wardrobes and an en-suite shower room. The family bathroom is well appointed with panelled bath, wash basin and WC.

OUTSIDE

A brick paved drive provides off road parking and leads to an attached garage with electrically operated door and personal side door to the garden. There is an additional parking space to other side of the house. Gated pedestrian

side access leads to an enclosed rear garden which has been designed for ease of maintenance with a paved sun terrace immediately adjoining the rear with steps up to an astro turf lawn, composite decking patio and flower borders.

SITUATION

The property is located on the edge of Chickerell which is situated close to the World Heritage Jurassic Coastline and the Fleet Lagoon which includes the famous Chesil Beach which stretches along the coast from the Isle of Portland to Lyme Regis.

The village provides a wide range of amenities including two well regarded public houses, village store/minimarket, community hall and playing field and a sports centre at the nearby Budmouth Technology College.

Weymouth town centre is within 3 miles. The County town of Dorchester and coastal resorts of Bridport and West Bay can all be found within a 10 to 15 mile radius. They all provide a wide range of shopping and leisure facilities as well as a variety of sporting pursuits including golf at Weymouth and Dorchester (Came Down) and sailing/water sports at Weymouth and Portland National Sailing Academy. There is excellent walking and riding in the immediate facility with a network of bridle/footpaths over the surrounding rolling countryside.

DIRECTIONS

What3words ///unzips.football.joked

SERVICES

Mains water, drainage and electricity.
Gas fired central heating system. Underfloor heating to the ground floor.

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

Broadband-Superfast broadband is available.
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

AGENTS NOTE

Private drive with one of four part share of maintenance .
Upon completion of the final home the road will be finished.





Anvil Close, Chickerell, Weymouth

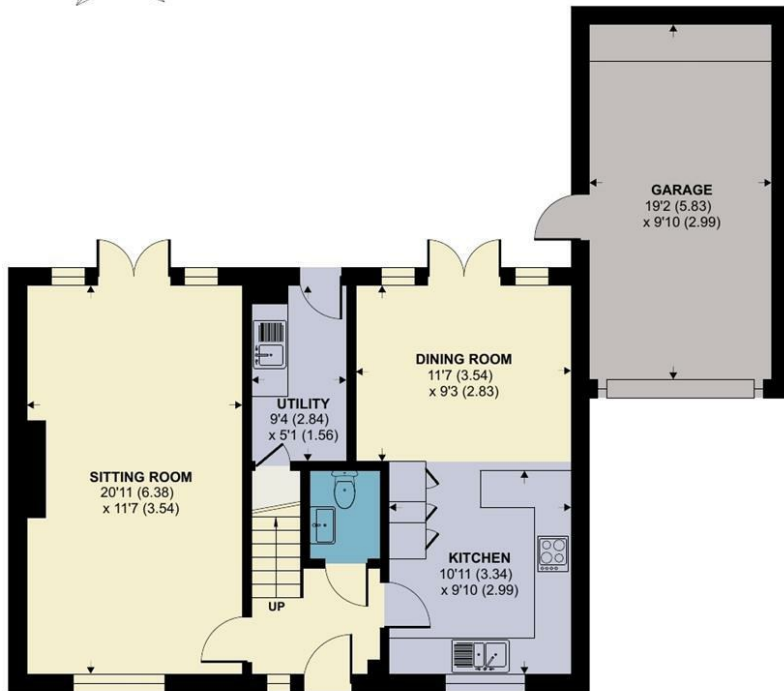
Approximate Area = 1228 sq ft / 114 sq m

Garage = 188 sq ft / 17.4 sq m

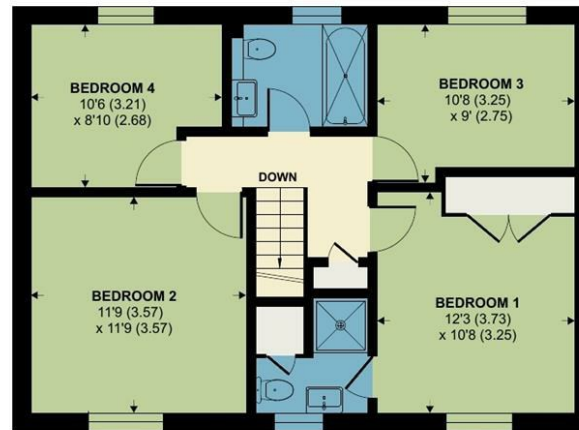
Total = 1416 sq ft / 131.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	95
(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		EU Directive 2002/91/EC	



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: 1440616



Poundbury/DW/15.4.26



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