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Chamberlaine Road, Weymouth,

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Chamberlaine Road
Weymouth
DT4 9EX

A versatile family home in the heart of Wyke Village, offering flexible accommodation adaptable to a range of uses.

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- Unique and versatile family home in the heart of Old Wyke Village
- Flexible layout with potential for various living arrangements
- Main house offering spacious accommodation over two storeys
- Self-contained one bedroom apartment (Currently Let)
- Stylish open-plan kitchen/breakfast room and conservatory opening to garden
- Principal bedroom with en-suite plus three additional bedrooms
- Private garden, driveway, large garage, workshop, and additional store
- Close to amenities, schools and the coast

Guide Price £750,000

Freehold

Weymouth Sales
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INTRODUCTION

An opportunity to acquire a unique and versatile family home, ideally situated in the heart of Wyke Village.

The property offers spacious and flexible accommodation arranged over two storeys, with the added benefit of a substantial attached two-storey extension, providing a range of options to suit modern family living, working from home, or multi-generational use. Currently, the extension comprises of office space and utility area on the ground floor, together with a self-contained one-bedroom apartment on the first floor. The apartment is currently let but could provide additional guest accommodation or could also be seamlessly incorporated into the main house.

PROPERTY

The main residence is accessed via a private side entrance leading into a welcoming porch and entrance hall. From here, doors open to a cloakroom, a charming sitting room with a feature open fireplace and French doors opening onto the rear garden, and a separate study/dining room. The study/dining area flows into a spectacular open-plan kitchen/breakfast room and conservatory, which benefits from under-floor heating and also opens onto the rear garden.

The well-appointed kitchen features a breakfast bar, a range of wall and base units with work surfaces and integrated dishwasher. There is a feature brick fireplace with recess. From the kitchen, a door leads to a practical utility room with an internal door giving access to the adjoining two-storey accommodation.

Upstairs, the principal bedroom benefits from an en-suite shower room and walk in wardrobe, while two further bedrooms, a family bathroom, and a smaller bedroom (which provides access to the attached accommodation) complete the first floor.

The attached two-storey extension is currently set-out into two self-contained areas. The ground floor is utilised as office space with the first floor providing a self contained one-bedroom apartment.













OUTSIDE

Externally, the property features an enclosed, landscaped garden with an extensive sun terrace, raised shrub beds, and ornamental trees perfect for outdoor entertaining. A private driveway provides off-road parking and access to a large garage with electric roller door. In addition, there is a workshop and store, offering further useful space.

SITUATION

Chirton Lodge is situated within popular Wyke Regis area of Weymouth on the southern edge of the town close to the Jurassic Coastline, Chesil Beach, Portland Harbour and the National Sailing Academy. The area boasts many amenities including primary and secondary schools, a post office, a mini supermarket, hairdressers, opticians, a doctor's surgery, a public house, and takeaways.

There is a regular bus service to the town centre which can be found within 2 miles and provides a range of shopping and educational facilities as well as a large sandy beach and picturesque harbour. The area is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///clock.elabirate.dreams

SERVICES

Mains water, drainage, gas and electricity are connected. Gas-fired central heating system.







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)

MATERIAL INFORMATION

The property is situated in a conservation area.
Please note that the paved areas at the front of Chirton Lodge, including the water trough and the railings in front of the extension, do not fall within the legal boundary of the property. However, these areas have been used and maintained by the current owners for over 45 years.

The attached two storey extension was given consent in 2003 for an annexe as ancillary accommodation to the main house. The current owners have utilised this space as a ground floor office suite and first floor living accommodation for the past 20 years.

In September 2026 a Certificate of Lawfulness was granted for the use of the first floor apartment together with its ground floor entrance lobby and staircase to be occupied independently of the main house. (Application reference; P/CLE/2026/04664

The self contained apartment is currently tenanted.

Local Authority
Dorset Council Tel: 01305 251010

Council Tax Band
Chirton Lodge E
Annexe A

Ground Floor Offices At Chirton Lodge
Offices & Premises
Current rateable value (1 April 2026 to present)
£3,550

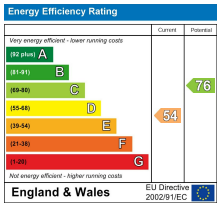
Chamberlaine Road, Weymouth

Approximate Area = 3386 sq ft / 314.5 sq m
Garage = 424 sq ft / 39.3 sq m
Outbuilding = 317 sq ft / 29.4 sq m
Total = 4127 sq ft / 383.2 sq m
For identification only - Not to scale

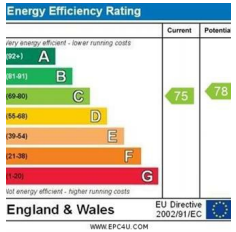








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Poundbury/JS/19.10.26rev

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