

Symonds  
& Sampson

# Chirton Lodge

13 Chamberlaine Road, Wyke Regis, Weymouth, Dorset



# Chirton Lodge

13 Chamberlaine Road  
Wyke Regis Weymouth  
Dorset DT4 9EX

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



- 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 apartment and office suite easily integrated into the main home
- 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 **£795,000**

Freehold

Weymouth Sales  
01305 756989

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## INTRODUCTION

An exceptional opportunity to acquire a unique and versatile family home situated in the heart of Wyke Village. The property offers flexible accommodation that can be easily adapted for various uses. Currently, the space offers a spacious family home arranged over two storeys, with the added benefit of an attached first floor, one-bedroom apartment and a ground-floor office suite, which could provide an additional apartment (STPP). Both can be seamlessly integrated into the main house if desired.

## 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 accommodation currently provides two self-contained areas. The ground floor is utilised as office space but, with the incorporation of the adjoining utility as a kitchen, could be converted into a one-bedroom apartment (STPP). The first floor apartment is currently let and comprises an open-plan kitchen/living room, bedroom, and bathroom offering income or multi-generational living.

## 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 the 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.elaborate.dreams

## SERVICES

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

Local Authority

Dorset Council Tel: 01305 251010

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.

Council Tax Band  
Chirton Lodge E  
Annexe 13 Chamberlaine Road A

Ground Floor Offices At Chirton Lodge  
Offices & Premises  
Current rateable value (1 April 2023 to present)  
£4,000

EPC  
Chirton Lodge E  
Annexe 13 Chamberlaine Road C

Note: The first floor flat is currently tenanted.  
Tenancy rent £850 per calendar month  
The Landlord lets to the Tenant the Property for a period of 12 months (“the Term”).  
The Tenancy shall start on and include the 12th June 2025 (“the Start Date”) and shall end on and include the 11th June 2026 (“the End Date”)



# Chamberlaine Road, Weymouth

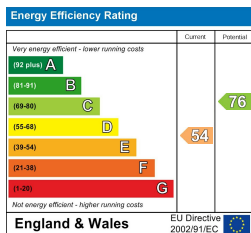
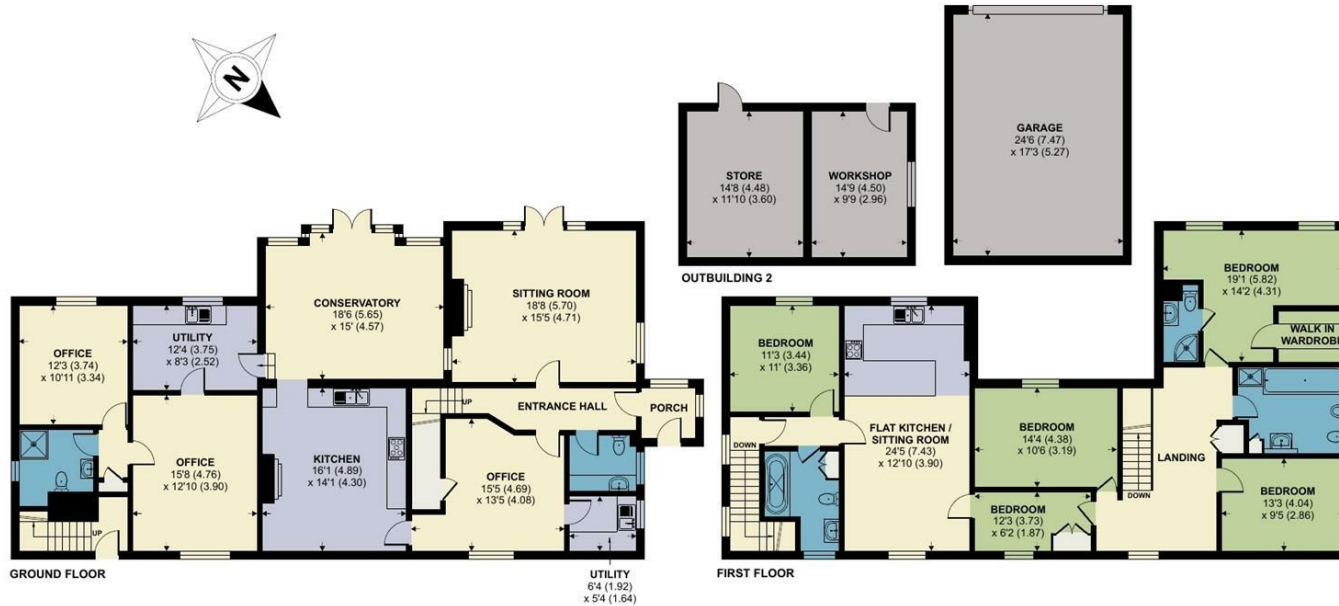
Approximate Area = 3386 sq ft / 314.5 sq m

Garage = 424 sq ft / 39.3 sq m

Outbuilding = 317 sq ft / 29.4 sq m

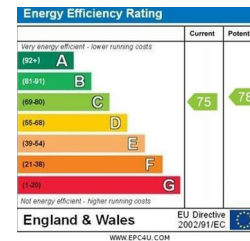
Total = 4127 sq ft / 383.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1296655

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Weymouth/JS/12.12.2025



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