

Symonds & Sampson

Mayport Lodge

Poxwell, Dorchester, Dorset

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Poxwell, Dorchester
Dorset, DT2 8NB

A deceptively spacious three-bedroom village house offering two reception rooms, a conservatory, ample parking and a garage. Situated within easy reach of the coast and conveniently placed for commuting to Dorchester, Weymouth and Wareham. For sale with no onward chain.

3 2 2

- Well-presented throughout
- Sitting room with wood-burning stove
- Separate dining room and conservatory
- Principal bedroom with en-suite shower room
- Attractive views towards village pump
- Garage and extensive parking
- Additional terraced garden with mature planting
- No onward chain

Offers Over **£400,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk







THE PROPERTY

Offered to the market with no onward chain, this well-presented three-bedroom village house provides deceptively spacious accommodation, together with ample off-road parking and a garage to the rear. The property is conveniently situated within easy reach of the coast at Ringstead Bay and Weymouth beach.

The accommodation is arranged over two floors and briefly comprises an entrance porch leading into a welcoming hallway with a useful cloakroom. The well-proportioned sitting room features an attractive chimney breast with stone surround and hearth, together with a wood-burning stove and mantelpiece. Fitted shelving and a TV connection are provided. French doors lead into a good-sized, UPVC double-glazed conservatory, which overlooks the garden and offers direct access outside.

There is a separate dining room, offering ample space for a table and chairs, while the kitchen is fitted with a range of cupboards and drawers, generous work surfaces and a range-style gas cooker, with space for additional appliances.

On the first floor are three well-proportioned bedrooms, all benefiting from built-in storage and enjoying views across the neighbouring farmyard, with the village pump providing an attractive focal point opposite. The principal bedroom is a comfortable double and benefits from an en-suite shower room. Completing the accommodation is a spacious family bathroom, attractively tiled and fitted with a white suite comprising a roll-top bath, bidet, wash basin, WC and separate shower.

OUTSIDE

The rear garden has been arranged for ease of maintenance, with a paved patio adjoining the house and raised gravel beds. There is space for a garden shed, while the remaining garden is gravelled to provide additional parking. This area could readily be reinstated as lawn to create a larger, family-friendly garden. Beyond the access road is an additional area of terraced garden with steps, attractive stone walls and a variety of mature shrubs and trees.

The property also benefits from a garage with power and lighting, along with ample off-road parking.

SITUATION

Poxwell is a sought-after hamlet set amidst the rolling Dorset countryside, within easy reach of the renowned Jurassic Coast, a UNESCO World Heritage Site. Nearby Preston provides a range of everyday amenities, including a mini supermarket, post office, general store, public houses, restaurant, takeaway and primary school. The picturesque hamlet of Osmington Mills lies nearby, offering access to the South West Coast Path and home to the well-known thatched Smugglers Inn, steeped in local smuggling history.

The nearby towns of Weymouth and Dorchester offer an extensive range of shopping, leisure and cultural facilities. Dorchester is also home to Dorset County Hospital. Both towns provide mainline railway services, with connections to London Waterloo and Bristol Temple Meads. The surrounding countryside is ideal for walking and riding, with a network of footpaths and bridleways extending across the rolling landscape and along the spectacular coastline.

DIRECTIONS

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SERVICES

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

Broadband - Superfast 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: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

There is a right of access over the driveway of the neighbouring property, providing access to the garage and parking area at Mayport Lodge.
The property falls within a conservation area.
Photographs were taken in October 2026.







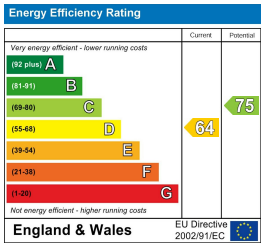
Mayport Lodge, Poxwell, Dorchester

Approximate Area = 1656 sq ft / 153.8 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1799 sq ft / 167 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1536554

Dorchester/SXP/12.11.2026

01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR

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