



Symonds
& Sampson

Lark Rise

Nottingham Lane, Nottingham, Weymouth,

Lark Rise

Nottingham Lane

Nottingham

Weymouth

DT3 4BN

An extended detached chalet bungalow situated in gardens of around 1.61 acres (.65 HA), providing versatile accommodation across two floors and set within a highly desirable semi-rural location in the village of Nottingham.



- Substantial detached chalet bungalow in grounds of approximately 1.61 acres (0.65 ha)
 - Attractive semi rural location
- Set back from the lane with ample parking and attached garage
 - Countryside views
 - Three reception rooms
 - Four bedrooms
- Rare opportunity in sought after position

Guide Price **£625,000**

Freehold

Weymouth Sales

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THE PROPERTY

Individually built in 1947 and under the same ownership for over 50 years, Lark Rise is rare opportunity to acquire an substantial chalet bungalow set in private and secluded gardens.

Gated access leads to a covered entrance with tiled flooring and front door into a welcoming hallway with parquet flooring and spiral stairs to the first floor. Three reception rooms comprise a double aspect dining room with French doors to the rear garden, L shaped sitting room with woodburning stove, doors to the garden and double doors opening into a library.

The kitchen is fitted with a range of wall and floor cupboards with built in double oven and grill, four ring hob and extractor hood and floor mounted oil fired boiler. A side door leads to a conservatory with access to a utility room and WC. There are two double bedrooms with front aspect bay windows. The main bedroom is particularly spacious with an en-suite bathroom. The family bathroom is also on the ground floor with a tile enclosed bath and shower over.

On the first floor is a spacious reception area ideal as a study with access to two bedrooms with one overlooking the rear garden and the second bedroom enjoying front aspect country views.





OUTSIDE

Wrought iron gates from the lane lead onto a brick paved driveway providing ample off road parking and leading to an attached tandem length garage with power and lighting and doors opening to the rear garden. The front garden is lawned and stocked with a range of shrub borders and stone front boundary wall.

The rear gardens are delightful and a particular feature, extending just over 1.6 acres and enjoying a wonderful secluded and peaceful setting for the property. Immediately adjoining the rear is a concrete terrace with

store and woodstore to the side, leading onto extensive lawned gardens with central paved sun terrace, all stocked with a variety of mature shrubs and trees, potting shed, summerhouse and two timber garden sheds. Towards the far end of the garden is gated access to the side leading to a large Ash woodland and orchard. There is a further area of orchard having apple, pear and plum trees.

SITUATION

The picturesque village of Nottingham lies on the outskirts of the popular coastal resort of Weymouth.

A wide range of amenities can be found within

approximately one mile, including a post office and general store, petrol station, florist, veterinary clinic and sports centre. Both primary and secondary schools are also conveniently located nearby as are three major supermarkets.

Weymouth town centre is approximately two miles away and offers a comprehensive selection of shops, a marina, and a variety of cultural, recreational, and further educational facilities.

The area is perfect for outdoor enthusiasts, offering



opportunities for sailing, a range of water sports, and leisurely walks along the sandy beaches and the stunning World Heritage Jurassic Coastline.

Upwey mainline railway station is also nearby, providing direct rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

what3words:///mice.seaside.increases

SERVICES

Mains, electric, drainage and water are connected.
Oil fired central heating.

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)

AGENTS NOTE

PV Solar panels (battery storage in attic) installed in 2025 and owned outright.

Please note two of the bedrooms form part of a loft conversion in the 1970's. The seller has no paperwork in relation to planning consent or building regulations.

Lark Rise, Nottingham, Weymouth

Approximate Area = 2295 sq ft / 213.2 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

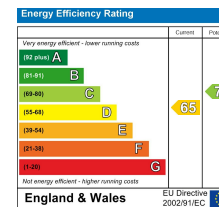
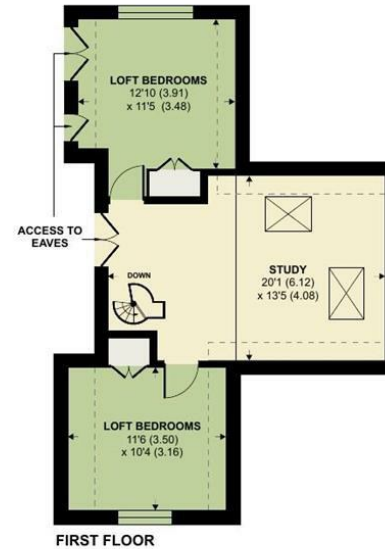
Garage = 371 sq ft / 34.4 sq m

Total = 2761 sq ft / 256.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1534749



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