

Symonds
& Sampson

43 Nottingham Lane

Nottingham, Weymouth, Dorset

43 Nottingham Lane

Nottingham
Weymouth
Dorset DT3 5DF

An impressive and beautifully presented stone fronted house built in 2023 by CG Fry positioned on the edge of Nottingham Park, enjoying spacious living accommodation, far reaching countryside views, parking and a garage.



- Beautifully presented accommodation
- Spacious well appointed kitchen/ dining room
 - Principal bedroom with ensuite
 - Enclosed garden
 - Garage and allocated parking space
 - Countryside views
 - Close to schools and amenities

Guide Price **£450,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

The accommodation begins with a welcoming entrance hall, cloakroom, and a dual-aspect sitting room with feature fireplace, log effect fire and double doors opening to the enclosed garden.

The stylish kitchen/dining room is well-equipped with an abundance of fitted cupboards, ample work surface, and integrated appliances including a double oven, hob, five ring gas hob, extractor hood, dishwasher, fridge, and freezer. The room also benefits from a dual aspect and leads into a practical utility room which is fitted with cupboards, work surface, sink unit, gas boiler, under-stair storage cupboard and door with access to the rear garden.

Upstairs, the principal bedroom is generously sized and features a luxurious en-suite shower room and country views. There are two further well proportioned double bedrooms and a modern family bathroom complete the first-floor accommodation.

OUTSIDE

The property is set back from the road with a low-maintenance front garden enclosed by iron railings. A useful pedestrian side access from the front leads to a courtyard and rear garden. The landscaped rear garden includes a

lawn and a paved sun terrace. A rear gate provides access to a pathway leading to the garage, which has an up-and-over door, power, and lighting. There is a personal door directly into the garage from the rear garden. In addition, there is an allocated parking space.

SITUATION

Nottingham Park is a development on the edge of Weymouth designed around green open spaces, tree lined avenues, woodland play area and walkways. A good range of amenities can be found within approximately 1 mile including a general store, petrol station, florist, veterinary clinic, supermarket and sport centre, all located on Dorchester Road. There are also both primary and secondary schools close by.

Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, marina and picturesque harbour, blue flag sandy beach and a range of recreational and cultural facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, beaches and walks along the World Heritage Jurassic. There is a mainline rail station at Upwey, approximately $\frac{3}{4}$ of a mile from the property which provides rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words ///unfolds.decently.front

SERVICES

All main services are connected.
Gas fired central heating.

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>)

Council Tax Band: D
(Dorset Council - 01305 251010)

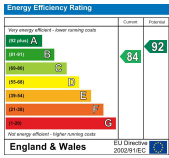
Images taken July 2026

MATERIAL INFORMATION

First Port Residential Property Management Nottingham Park

Annual Service charge payable in Advance of £273.62 for 01/01/2026 - 31/12/2026





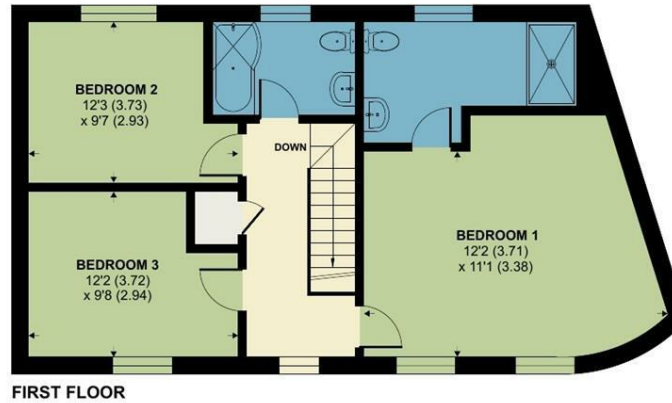
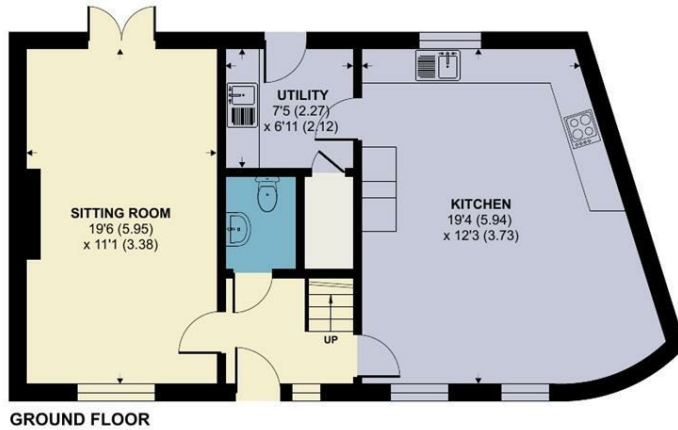
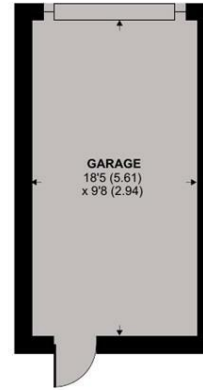
Nottingham Lane, Weymouth

Approximate Area = 1354 sq ft / 125.7 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1532 sq ft / 142.2 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1498907



Poundbury/DW/30.07.26



01305 251154

poundbury@symondsandsampson.co.uk

Symonds & Sampson LLP

Archpoint House, 7 Queen Mother Square, Poundbury
Dorchester, Dorset, DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT