



Symonds
& Sampson

Beech Cottage

Church Lane, Osmington, Weymouth, Dorset

Beech Cottage

Church Lane
Osmington
Weymouth
Dorset DT3 6EJ

A beautifully presented stone-built detached family home set in the heart of sought-after Osmington village.



- Attractive stone built family home
- Set in the heart of the village
 - Two reception rooms
 - Kitchen/Breakfast Room
- Four bedrooms and two bathrooms
 - Double garage
 - Enclosed Garden
- Easy reach of the coast

£800,000

Poundbury Sales
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THE PROPERTY

This attractive stone-built detached family home occupies a prime position in the heart of Osmington village, with St Osmund's Church set directly opposite, adding to its charming setting.

The property offers a spacious and well-balanced interior, perfectly suited to modern family living and entertaining. A generous entrance hall provides access to all principal ground-floor rooms and features a staircase rising to the first floor.

The sitting room is a welcoming space, centred around a brick fireplace with a wood-burning stove, and enhanced by French doors that open onto the rear terrace and garden. The dining room is well-proportioned, ideal for both formal and informal occasions. The kitchen/breakfast room is comprehensively fitted with a range of wall and base units, work surfaces and a sink unit, along with integrated appliances including an eye-level double oven, induction hob, dishwasher, fridge and freezer. The breakfast area enjoys excellent natural light from a box bay window, pleasant views over the garden, and direct access to the terrace.

A useful utility room provides additional storage and has internal access to the attached double garage, which is equipped with twin up-and-over doors, power, lighting, and a rear pedestrian door.

On the first floor is a galleried landing, four well-proportioned double bedrooms. The principal bedroom benefits from extensive built-in wardrobes and a private en-suite bathroom. A family bathroom serves the remaining bedrooms and includes both a bath and a separate shower.

OUTSIDE

Externally, the property is approached via a driveway providing off-road parking and access to the garage. The front garden is enclosed by a wall with a pathway leading to the entrance. To the rear, the enclosed garden offers a paved terrace, lawn, and well-established shrubs and trees, along with a timber summer house and a garden store.





SITUATION

Osmington is a highly desirable village situated close to the World Heritage Jurassic coastline. The village itself has a Norman church and farm shop. A mini supermarket, post office, general store, three public houses, takeaway, restaurant, and primary school can be found very close by in Preston. Nearby is the old smuggling hamlet of Osmington Mills with access onto the coastal path and well regarded thatched public house. Within 4 miles is Weymouth, with its sandy beaches and inner harbour, and the neighbouring Isle of Portland.

The county town of Dorchester is within approximately eight miles of Osmington. Both Weymouth and Dorchester provide a wide

range of shopping and leisure pursuits and main line rail links to both London Waterloo and Bristol Temple Meads. There is excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside and along the stunning coastline.

DIRECTIONS

What3words ///powder.total.crafts

SERVICES

Mains water, drainage and electricity.
Gas fired central heating.

Local Authority

Dorset Council Tel: 01305 251010
Council Tax Band G

Broadband-Superfast broadband is available.
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

AGENTS NOTE

Conservation area



Church Lane, Osmington, Weymouth

Approximate Area = 2081 sq ft / 193.3 sq m (excludes void)

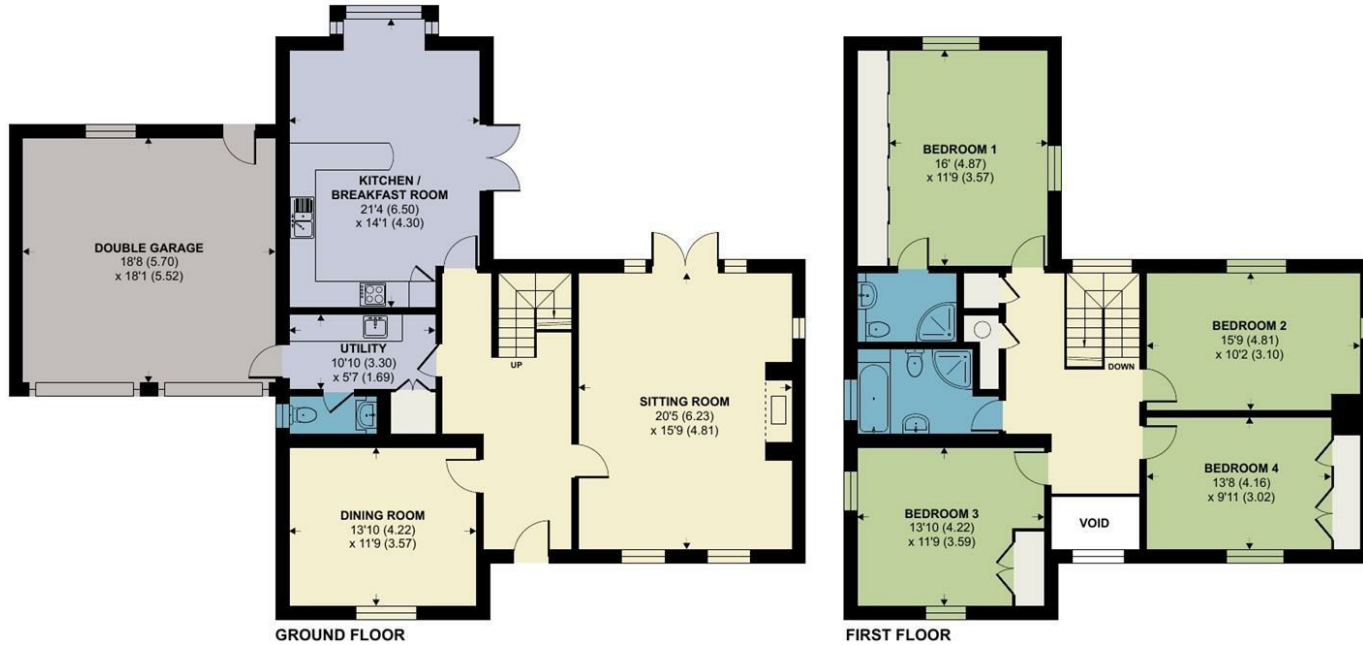
Garage = 339 sq ft / 31.4 sq m

Total = 2420 sq ft / 224.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
73	A		
61-71	B		
49-60	C		
35-48	D		
23-34	E		
11-22	F		
1-10	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1435990



Poundbury/JS/8.4.26



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PROTECTED

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