



Symonds
& Sampson

3 Church Street

Upwey, Weymouth, Dorset

3 Church Street

Upwey

Weymouth

Dorset DT3 5QB

An attractive four bedroom detached period stone built cottage situated in a peaceful setting in the sought after and picturesque village of Upwey, within easy access to both the county town of Dorchester and Weymouth.

Originally two estate cottages and dating back around 300 years, the property offers a host of character features alongside a range of modern conveniences and is beautifully presented throughout.



- Beautifully presented period cottage
- Peaceful location within Upwey village
 - Country walks on your doorstep
- Extensively fitted kitchen/dining room
 - Ground floor bedroom and bathroom
- Three first floor bedrooms and shower room
 - Delightful private gardens
- Large driveway and parking together with detached double garage

Guide Price **£695,000**

Freehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

Occupying a delightful position in the picturesque village of Upwey with beautifully landscaped gardens, this spacious cottage has undergone a comprehensive programme of modernisation by the current owners, all designed to compliment the original features of the property.

ACCOMMODATION

The entrance hall is to the side of the cottage leading to a front aspect sitting room with woodburning stove. The open-plan kitchen/dining room is a lovely feature with travertine tiled flooring running throughout including into a study area that also houses the gas boiler. The kitchen is extensively fitted with painted wood units with iroko hardwood worktops, built in double oven, induction hob, an integrated dishwasher and fridge/freezer. The dining area has vaulted ceilings and velux windows together with a rear aspect. Access leads to a rear lobby with quarry-tiled floors, a garden room with a Belfast sink and utility area. A ground floor front aspect double bedroom is ideal for dependent relatives with an adjoining bathroom with bath and electric shower.

On the first floor there are three further bedrooms and a modern fitted shower room.

OUTSIDE

The front garden is open plan onto Church Street with shrub borders. A tarmac driveway to the side provides off road parking for up to 3 cars with gates leading to a further tarmac drive and detached double garage with twin doors. The left hand garage has power and light and side double doors. The rear garden is a delightful feature, enjoying privacy and seclusion and stocked with an abundance of shrubs, plants and trees. Immediately adjoining the rear is a large stone and paved sun terrace leading onto lawned gardens. Attached to the rear of the garage is a tool shed/store.

DIRECTIONS

What3words///safest.protester.good

SITUATION

The property is situated in an attractive setting within Church Street, close to the River Wey within Upwey village and open countryside. Upwey is an attractive village and conservation area with many period buildings, situated in pleasant countryside, nestling in a Dorset downland valley about 3 miles north of Weymouth and 4 miles south of Dorchester. The area is home to the Upwey Wishing Well and Tea Room, St Laurence Church as well as two public houses and a mainline railway station to London/Waterloo and Bristol/Temple Meads. A good range of amenities can

be found close by including a new Tesco Express, general store, florist, a veterinary clinic, Marks & Spencers petrol station and Redlands sports centre. There are both primary and secondary schools close by. Both Weymouth and Dorchester town centres offer a comprehensive range of shops, Weymouth & Portland Sailing Academy as well as cultural, recreational and further educational facilities.

SERVICES

Main water, electricity, gas and drainage.
Gas fired central heating system.

Broadband - Superfast speed available

Mobile - It is reported that you are likely to get mobile coverage outdoors, with limited coverage indoors (<https://www.ofcom.org.uk>)

Local Authority Dorset Council

Tel: 01305 251010

Photos taken in July 2025

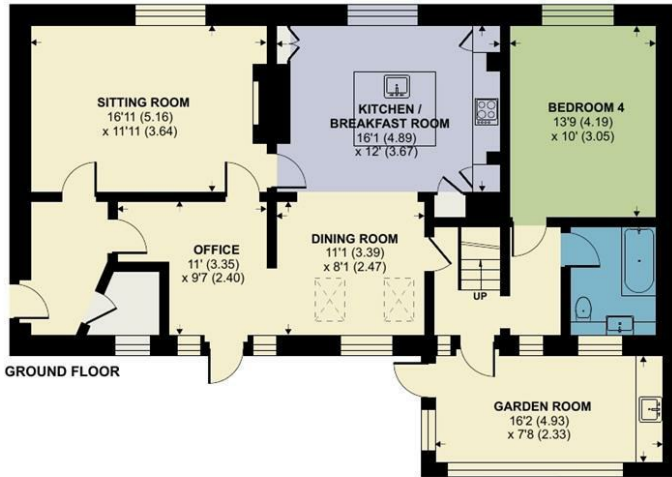
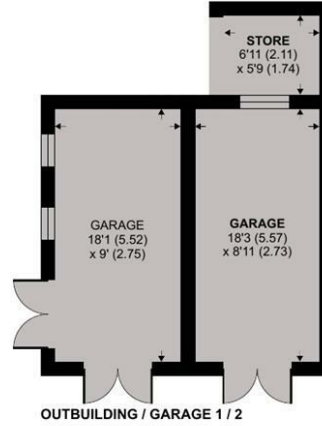
Council Tax Band F

The property is found within a conservation area



Church Street, Weymouth

Approximate Area = 1759 sq ft / 163.4 sq m
 Garage = 325 sq ft / 30.1 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 2124 sq ft / 197.2 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 2025. Produced for Symonds & Sampson. REF: 1317238



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Poundbury/DW/4.6.26



01305 251154

poundbury@symondsandsampson.co.uk
 Symonds & Sampson LLP
 Arch Point House, 7 Queen Mother Square,
 Poundbury, 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.