



# Marleve

9 North Square, Chickerell, Weymouth, Dorset

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9 North Square

Chickerell

Weymouth

Dorset DT3 4DX

A substantial and extended four-bedroom detached family home set within a plot of just under one acre in the heart of Old Chickerell Village. Offering versatile living accommodation, generous gardens, owned solar panels, and planning permission (lapsed) for a one-bedroom annexe and detached triple garage.



- Extended detached family home in the heart of Old Chickerell Village.
- Set within a plot of just under one acre with mature gardens and wild meadow.
  - Four well proportioned bedrooms
- Modern fitted kitchen opening into an impressive extended family/dining room.
- Spacious sitting room, snug and dedicated home office.
- Gated driveway providing ample off-road parking and double garage
  - Owned solar panels installed within the grounds.
- Planning permission (lapsed) for a one-bedroom annexe conversion and a new detached triple garage.

Guide Price **£699,950**

Freehold

Poundbury Sales

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## THE PROPERTY

The property opens into a welcoming entrance hall with useful storage, leading to a boot room, utility room and cloakroom. At the heart of the home is a modern high-gloss fitted kitchen with Rangemaster cooker, breakfast bar and integrated appliances, flowing seamlessly into the impressive extended dining/family room with skylight and garden access. There are four reception rooms comprising spacious sitting room with feature fireplace and air conditioning, cosy snug with patio doors, dedicated home office and large family/dining room, providing exceptional flexibility for modern family living. Upstairs, a generous landing serves four well-proportioned bedrooms, two enjoying far-reaching countryside views, together with a contemporary family bathroom and additional separate WC.

The property had planning consent, now lapsed for conversion of the garage to form a 1 bedroom annexe and the erection of a detached triple car garage with office space above. Ref: Planning Application P/HOU/2022/08044

## OUTSIDE

The property occupies an impressive plot of just under an acre, with extensive lawned gardens, areas of wild meadow, mature fruit trees and a secluded 'secret garden'. A large paved sun terrace provides excellent space for outdoor entertaining, while gated access leads to a generous driveway offering ample parking and double garage with power, lighting and loft storage. The property also benefits from owned solar panels and approved planning permission to convert the existing garage into a one-bedroom annexe alongside the construction of a detached triple garage.

## SITUATION

Chickerell lies on the outskirts of the popular coastal town of Weymouth and close to the World Heritage Jurassic Coastline which includes the famous Chesil Beach which stretches along the coast to Lyme Regis. Chickerell is very much sought after particularly with families and young professionals with the area boasting a vibrant and active community as a wide range of amenities and facilities including both primary and secondary schools, a Morrisons local with Post Office, Village Hall, Library, Church, Chemist, two Public Houses, a Restaurant and Leisure centre with Gymnasium and 3G sports pitches. The World Heritage Jurassic Coastline is nearby with a network of footpaths which provide the opportunity to enjoy good coastal walks and breath-taking views along the Fleet Lagoon. Weymouth town centre can be found within 3 miles accessible by cycle lanes, local bus or car and provides a wider range of shopping facilities, eateries, as well as a sandy beach and picturesque inner harbour.





## DIRECTIONS

What3words:///clicker.receive.animator

Please note that the property is accessed off West Street, do not follow the post code.

## SERVICES

Main water, electricity and drainage. Electric heating.

Solar Panels. 10 ground mounted 550W DAH panels connected in two strings to a Sunsynk ECCO 5kw inverter.

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: G  
(Dorset Council - 01305 251010)

## MATERIAL INFORMATION

A footpath runs alongside the driveway and is commonly used by local residents to access the church and village. The footpath is situated within the curtilage of the property but lies beyond the wall that runs along the driveway.

Planning consent for the installation of the solar panels was granted and they were installed in 2024. Ref: P/HOU/2024/00124.

Planning consent was granted in March 2023 for internal and external alterations to the dwelling, externally insulate and render dwelling, convert existing garage to annex, erect new triple garage with work from home office in roof space. Ref P/HOU/2022/08044

The current owners have told us that they have extended the kitchen/living area under Permitted Development and this has been signed off and certified by Building Control.



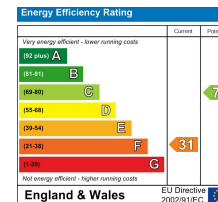
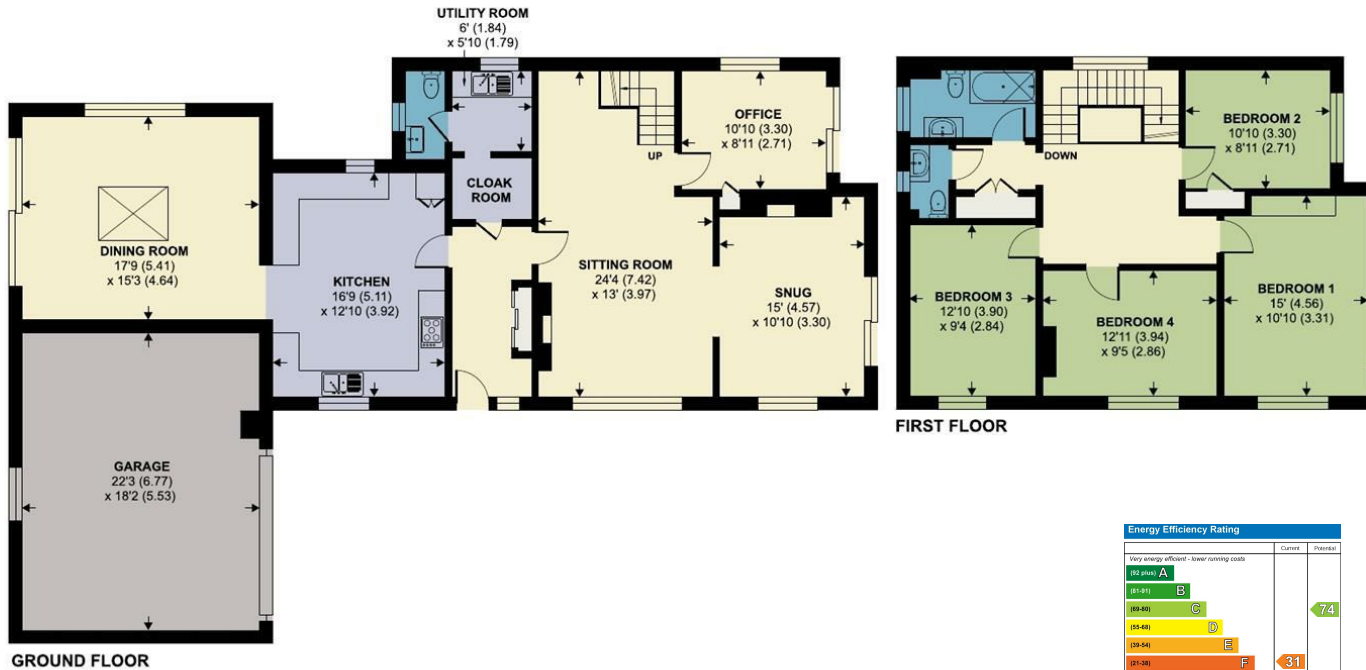
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Approximate Area = 2063 sq ft / 191.6 sq m

Garage = 394 sq ft / 36.6 sq m

Total = 2457 sq ft / 228.2 sq m

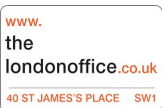
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1488994



Weymouth/JS/14.7.26



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