

Symonds
& Sampson



16 West Street
Abbotsbury, Weymouth, Dorset

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Abbotsbury,
Weymouth, Dorset
DT3 4JT

This attractive, Grade II listed, period cottage is situated in the picturesque village of Abbotsbury, renowned for its historic Swannery and enviable position on the Jurassic Coast, close to Chesil Beach.



- Attractive Grade II Listed period cottage
- Close to Chesil Beach and the Jurassic Coast
- Spacious well-appointed kitchen/dining room
- Immaculately presented sitting room with wood-burning stove
- Bright glazed garden room with access to the rear garden
 - Principal bedroom with private dressing room
- Beautiful landscaped gardens with offices, workshop, and double garage
- Delightful views towards St Catherine's Chapel and the village cricket pitch

Guide Price **£680,000**

Leasehold

Poundbury Sales
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THE PROPERTY

The cottage offers beautifully appointed accommodation throughout, beginning with a spacious kitchen/dining room fitted with a range of units, work surfaces, and integrated appliances. The room also benefits from recessed storage cupboards and ample space for dining and entertaining. A door leads to the rear porch, providing access to the boiler room and utility room, which is fitted with additional cupboards, plumbing and WC facilities.

From the dining room, a door opens into the immaculately presented sitting room, extending from the front to the rear of the property. A charming stone fireplace with wood-burning stove creates an attractive focal point, complemented by fitted bookshelves and an opening into the glazed garden room, which enjoys direct access to the rear garden.

On the first floor, the principal bedroom benefits from a private dressing room. There are two further well-proportioned bedrooms and a luxurious family bathroom.

The accommodation enjoys delightful views across the village cricket pitch towards St Catherine's Chapel, set prominently on the hillside beyond.

OUTSIDE

Externally, the rear gardens are a particular feature of the property, offering seating areas, an abundance of mature shrubs and trees, a water feature, and a variety of useful outbuildings. These include a timber garden office, a second office/workshop, and a double garage with attached storage. Adjoining the garage is a potting shed. The property also benefits from ample driveway parking, accessed via a private track to the rear. There is a EV charge point.





SITUATION

Abbotsbury is an historic village being known for its sub tropical gardens and Swannery, as well as the Fleet Lagoon by the side of Chesil bank. The freehold of the majority of the properties within the village are owned by Ilchester Estates which have gone to great lengths to maintain its interest in a thriving community.

The village itself has a selection of shops including general store, butchers, public houses and historical interesting thatch, slate and tiled period cottages. It is surrounded by beautiful countryside with the Abbotsbury plains to the north, St Catherine's Chapel (which can be seen from the

property) and the coast to the south.

There are footpaths and bridleways in the area giving access to the surrounding countryside and the World Heritage Coastline.

The fishing port of Bridport/West Bay, the resort town of Weymouth and the County town of Dorchester are all within 9 miles of the village and provide a range of shopping, educational and recreational facilities as well a mainline railway services from Dorchester and Weymouth to London Waterloo and to Bristol and South Wales. There is a school and a Doctors surgery in Portesham about 2 miles in distance.

DIRECTIONS

What3words ///swooned.dining.sang

SERVICES

Mains water, electricity and drainage.

Oil fired Central heating

Solar PV Panels owned and sited on roof of outbuildings.

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)



AGENTS NOTES

Grade II listed

Lease:

90 year lease from 04/03/2016

80 years remaining

Ground rent £240 pa

Restrictive Covenants;

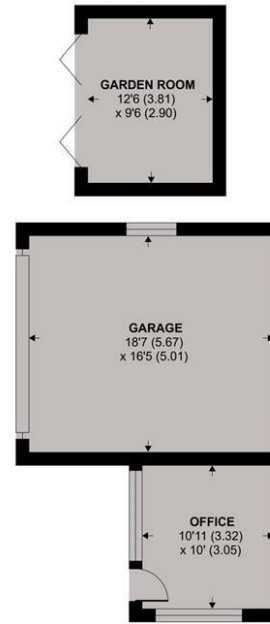
We understand there is a covenant within the lease restricting the use of the cottage as a holiday let.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

West Street, Abbotsbury, Weymouth

Approximate Area = 2189 sq ft / 203.3 sq m
 Garage = 306 sq ft / 28.4 sq m
 Outbuildings = 228 sq ft / 21.1 sq m
 Total = 2723 sq ft / 252.8 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). © n\checom 2026. Produced for Symonds & Sampson. REF: 1467118



Poundbury/JS/4.6.26



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