

Symonds
& Sampson



1 Court Close
Langton Herring, Weymouth

1 Court Close

Langton Herring
Weymouth
DT3 4HY

A three bedroom semi detached chalet style house delightfully situated in a highly sought after West Dorset village enjoying long range countryside views with large gardens and a detached garage.



- Highly sought after coastal village
- Close to the Fleet Lagoon and World Heritage coastline
 - Stunning far reaching countryside views
 - Two reception rooms
 - Three bedrooms
 - Requiring modernisation
 - Large rear garden
 - Parking and detached garage
- Subject to a Section 157 Local occupancy restriction.

Price Guide **£350,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Situated in the highly sought after village of Langton Herring and within a short walk to the Fleet Lagoon and World Heritage coastline is this three bedroom semi-detached house. Whilst requiring modernisation and general updating, the property is delightfully positioned enjoying far reaching views over the surrounding countryside and set in large gardens.

On the ground floor an entrance hall leads to two reception rooms, both with open fireplaces. The kitchen is situated to the rear along with a lobby with door to coal shed, downstairs WC and lean to conservatory. There is a shower room with modern shower unit off the kitchen. On the first floor are three bedrooms, two of which are doubles.

OUTSIDE

Gated access to the front leads to a garden with shrubs and plants. To the side is a driveway for off road parking and leading to a detached garage. The rear garden is very spacious with large expanses of lawns with a vegetable plot, greenhouse and oil tank.

SITUATION

Langton Herring is a village and civil parish in the County of Dorset. It is 5½ miles north-west of the coastal town of Weymouth and is set on a ridge above the Fleet, the Fleet

being a brackish tidal lagoon behind Chesil Beach which forms part of the Jurassic coast.

The village is home to a renowned public house "The Elm Tree" so named because of a large elm tree that once stood near the site and to the Church of St Peter a small ancient Gothic building of stone. Nearby are the coastal resorts of Bridport, Weymouth and Portland. The County Town of Dorchester can be found within 10 miles and both Weymouth and Dorchester provide rail links to London Waterloo and Bristol Temple Meads.

There are a wide range of sporting facilities in the vicinity including golf at Weymouth, Bridport and Dorchester (Came Down) and sailing at Weymouth and Portland. There is outstanding walking and riding across the surrounding countryside with the opportunity of taking in the breath-taking views along the stunning coastline.

DIRECTIONS

What3words:///defectors.rashers.speeding

SERVICES

Mains water, drainage and electricity.
Oil fired central heating system.

Local Authority

Dorset Council Tel: 01305 251010
Council Tax Band C

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

The property is subject to a Section 157 Restriction of the Housing Act 1985. A purchaser must have lived or worked in the area for the last 3 years and be used as a main residence. A formal application for consent will be required to Magna Housing Association.

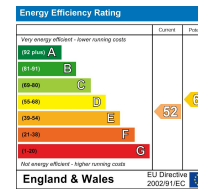
Photos taken March 2025



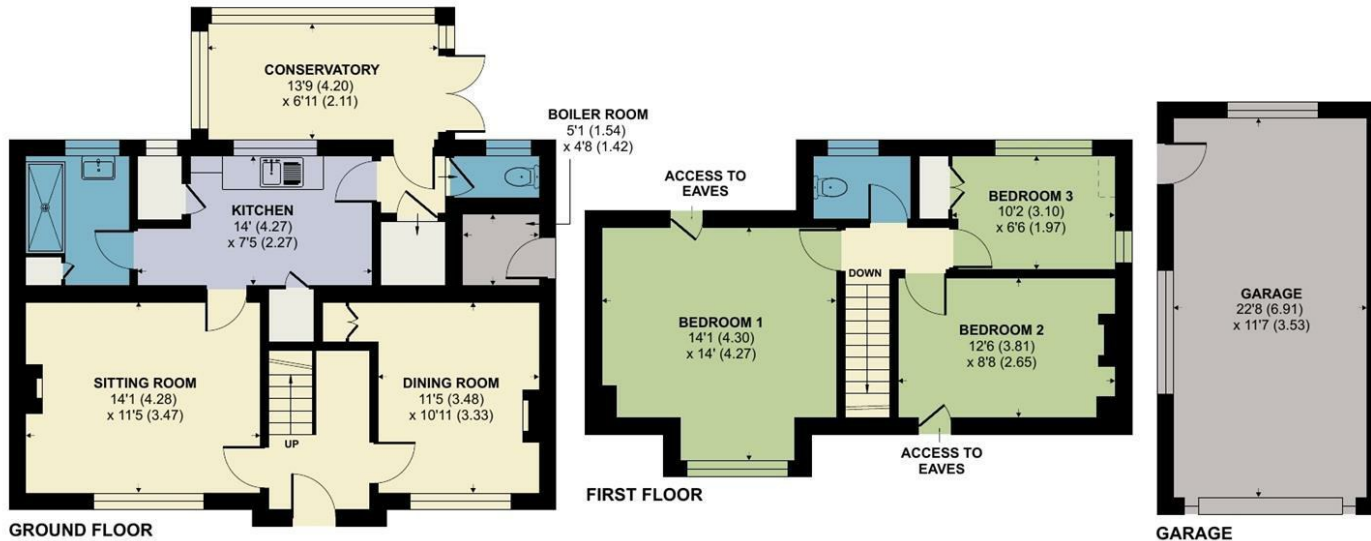
Court Close, Langton Herring, Weymouth

Approximate Area = 1141 sq ft / 106 sq m
 Limited Use Area(s) = 2 sq ft / 0.1 sq m
 Garage = 263 sq ft / 24.4 sq m
 Outbuilding = 20 sq ft / 1.8 sq m
 Total = 1426 sq ft / 132.3 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1434528



Weymouth/DW/17.6.26



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.