



**Beaconfield, 66 Buxton Road, Weymouth, Dorset**

Guide Price  
**£1,350,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A substantial and highly impressive period house, built in 1927 and enjoying stunning sea views over Portland harbour and the Jurassic coast set in private gardens of just over 1 acre.

**Beaconfield, 66 Buxton Road,  
Weymouth,  
Dorset, DT4 9PS**

- Substantial detached family home set in private gardens of 1.058 acres ( 0.428ha )
- Close proximity to Weymouth town centre and local beaches
- Far reaching views over Portland Harbour and Chesil beach
- Built in 1927 with a host of character features typical of it's age and type
  - 3 reception rooms, conservatory and kitchen/breakfast room
- 5 bedrooms with en-suite and dressing room to main bedroom
- Extensive parking, double garage and a range of outbuildings

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





A substantial, individually built detached house conveniently situated close to local beaches and a range of amenities, enjoying stunning sea views across Portland harbour and Chesil beach.

Traditionally built in 1927 and under the same ownership for over 35 years, the accommodation has been subject to enlargement and improvement creating an impressive family home. On the ground floor, a welcoming reception hall with original panelled doors throughout leads to a double aspect sitting room with bay window enjoying lovely views over the gardens with original brick open fireplace and side door into a conservatory. The dining room also has a bay window to the front with original brick fireplace surround. The snug room is double aspect with fitted bookshelves and brick fireplace with wood burning stove. The original kitchen is now a spacious utility room with a range of cupboards and larder housing a gas fired boiler. A door opens into a spacious kitchen/breakfast room fitted with a range of wall and floor cupboards with beech worktops, gas fired AGA and integrated dishwasher. A door to the side leads to a double garage.

On the first floor landing, original panelled doors lead to a family bathroom and five bedrooms, four of which are spacious double rooms. The main bedroom is double aspect with French doors opening onto a balcony enjoying delightful sea views over Portland harbour. There is a walk in dressing room together with en-suite shower room.



### Outside

The property is approached via a tarmac drive leading to extensive parking, attached double garage and car port. Large expanses of lawned gardens are interspersed with an abundance of mature trees, ornamental shrubs and plants. Adjoining the front is a random stone sun terrace. The rear garden is stocked with shrubs and mature trees with a brick paved patio leading up to a detached studio and attached garage with power and light, further detached garage/store, timber shed and greenhouse.

### Situation

The property is situated in secluded plot and set back from the road in one of Weymouth's more coveted locations between Rodwell and Wyke Regis. Nearby there are a wide range of amenities including a Tesco on Portland Road and Co-op convenience store on Buxton Road, doctor's surgery, chemist and both primary and secondary schools, all within walking distance. Sandsfoot beach, Castle Cove with sailing club, The Nothe Gardens and the Rodwell Trail which winds

itself from Weymouth harbour to Chesil Beach are all within easy reach.

Weymouth Town Centre and Hope Square with its attractive inner Harbour are all within 1 mile and provide a wide range of shopping outlets, eateries and the opportunity to enjoy the stunning Georgian esplanade and sandy beach.

The area provides the opportunity to enjoy a range of sailing and water sport activities, as well as walks along the Jurassic Coast. Weymouth also has a main line rail link to London Waterloo and Bristol Temple Meads.

### Services

Mains gas, electric, water and drainage.  
Gas fired central heating system.

### Local Authority

Dorset Council Tel: - 01305 250101  
Council Tax Band: G

EPC: D

Broadband: Ultrafast is available in the area  
Mobile Phone: Network coverage is reported to be excellent indoors and out  
(Information from <https://www.ofcom.org.uk>)

Tenure  
Freehold





## Directions

From Dorchester, take the A354 signposted to Weymouth. Continue for approximately 8 miles and on approaching Manor Roundabout, take the second exit signposted to Town Centre and Portland. At the next roundabout proceed straight over taking the first exit. Continue along this road and continue straight over at the lights onto Westwey Road. At the Harbour lights junction, continue straight over onto Boot Hill. Continue up the hill passing through two sets of lights and bearing right at the top of the hill onto Buxton Road. Follow the road for approximately 1 mile and the property will be found on your right hand side on the brow of the hill.



## Buxton Road, Weymouth

Approximate Area = 2850 sq ft / 264.7 sq m

Garages = 566 sq ft / 52.5 sq m

Outbuilding = 141 sq ft / 13 sq m

Total = 3557 sq ft / 330.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1087452



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