

Symonds  
& Sampson

# Rocket

Winters Lane, Waddon, Weymouth, Dorset



# Rocket

Winters Lane

Waddon

Weymouth, Dorset DT3 4ER

A rare opportunity to acquire an exceptional, individually built detached family home together with detached holiday cottage and studio enjoying stunning panoramic views across the West Dorset countryside to the sea at Lyme Bay and Weymouth.



- Individual detached family home
- Stunning 180° panoramic countryside and sea views
- Delightful gardens and paddock, in all around 2.7 acres (1.089ha)
- Over 3700 sq ft of accommodation
- Three first floor bedrooms, bathroom and en-suite shower room
  - Three second floor bedrooms
- Detached one bedroom cottage and detached studio offering excellent income stream

Guide Price £1,395,000

Freehold

Poundbury Sales

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## THE PROPERTY

An impressive individually built detached house enjoying panoramic views over some of West Dorset's most attractive countryside and beyond to the sea at Lyme Bay, Chesil Beach and Portland. Set in extensive grounds of about 2.7 acres with a detached one-bedroom holiday cottage and a detached studio annex offering excellent additional income potential.

The main house has attractive rendered elevations and is designed to take advantage of the elevated position with all the principal rooms enjoying stunning south and westerly facing views. Delightfully situated in the pretty hamlet of Wadden and within a few minutes' distance to the village of Portesham this is a beautifully presented family home set within an idyllic yet convenient location.

## ACCOMMODATION

On entering the property there is an immediate sense of space and natural light with a spacious entrance hall leading into an impressive open plan kitchen/breakfast room incorporating a number of bespoke wall and base units. Like the majority of the rooms in the house there are spectacular unspoilt views of the countryside and the coast at Lyme Bay, Weymouth and Portland.

The sitting/dining room enjoys a double aspect with large bay windows and French doors opening out to the west facing views towards Abbotsbury. The principle bedrooms are situated on the first floor with three beautiful double bedrooms including a main bedroom suite with dressing room and en-suite shower room. There are a further three interconnecting bedrooms on the second floor ideal for children and guests.







## OUTSIDE

The wonderful gardens are a particular feature of the property and surround the house perfectly. In all extending to 2.69 acres (1.089 ha) there are numerous places to sit and enjoy the breathtaking location. To the far end of the grounds is a fantastic holiday cottage with established income and numerous repeat bookings, enjoying its own outside space and guest parking. There is a separate one-bedroom studio which would also make an ideal rental. To the north side lies a large paddock.



## SITUATION

The property stands in an elevated and south-facing position. There are truly magnificent sea views over the shallow valley, which lies just inland from the West Fleet lagoon at Langton Herring. The views take in a wide panorama, including Weymouth Bay, Portland and the Chesil Beach, and views of the West Dorset coast across Lyme Bay towards Lyme Regis. The location is very peaceful and private. Waddon is a small hamlet comprising half a dozen houses, about half a mile east of the attractive village of Portesham and close to the beach and historic village of Abbotsbury, famous for its Swannery and

sub-tropical gardens.

The immediate locality is designated as one of Outstanding Natural Beauty and contains numerous viewpoints, including Hardy's Monument about a mile away with views across the downs to the north. Portesham has an excellent range of local facilities including the King's Arms public house, St Peter's parish church, an active village hall, a doctor's surgery, farm shop and cafe. More comprehensive facilities are available at nearby Weymouth, Dorchester and Bridport including a wide range of shopping and leisure facilities as well as a variety of sporting pursuits including





golf at West Bay, Weymouth and Dorchester (Came Down), sailing and water sports at Weymouth and West Bay. There is excellent walking and riding in the immediate vicinity with a network of bridle and footpaths over the surrounding rolling countryside.

**DIRECTIONS**

What3words:///octagon.club.intro

**SERVICES**

Mains electricity and water.  
Private (septic tank complies with BSEN12566-3 )  
drainage.

- Oil-fired central heating system.
- Access to electric vehicle charge point.
- Broadband: Standard is available in the area. Highest download speed 23 Mbps
- Mobile Phone: Network coverage is reported to be limited/likely indoors and likely out (Information from <https://www.ofcom.org.uk>)
- Local Authority  
Dorset Council  
Tel: 01305 251010

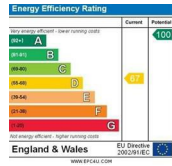
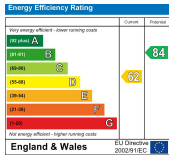


**MATERIAL INFORMATION**

Council Tax Band F

EPC Main House D  
EPC Cottage D





## Rocket, Waddon

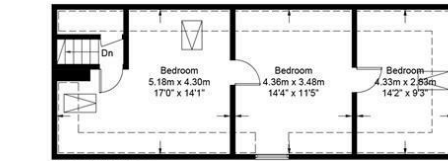
Approximate Gross Internal Area = 2574 sq ft / 239.1 sq m  
 Cottage = 562 sq ft / 52.2 sq m  
 Studio = 590 sq ft / 54.8 sq m  
 Total = 3726 sq ft / 346.1 sq m



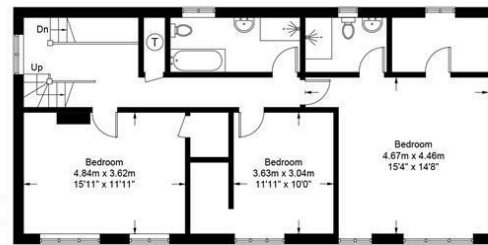
Reduced headroom below 1.5m / 5'0"



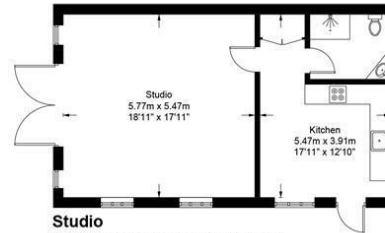
Ground Floor



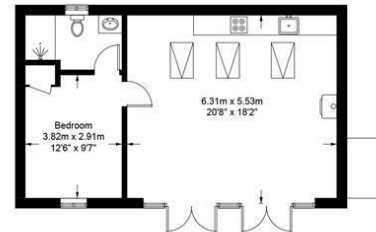
Second Floor



First Floor



Studio  
(Not Shown In Actual Location / Orientation)



Cottage  
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1009183)



Poundbury/DW/29.11.24



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