



South Lodge
Weymouth
Price Guide £750,000



PARKERS
PROPERTY CONSULTANTS & VALUERS

Set within approximately one acre, South Lodge is defined by its contrasting landscapes, enjoying spectacular views across the Fleet Lagoon and the dramatic sweep of Chesil Beach. Just to the north lies the Valley of Stones monument within the historic South Dorset Ridgeway. Often called the "Land of Bone and Stone," this ancient, world-class archaeological landscape features an exceptional concentration of Neolithic and Bronze Age barrows, chambered tombs, and stone circles that rival Stonehenge in historical significance. This unique setting places prehistoric sarsen stones and iconic landmarks including The Hell Stone long barrow, Hardy's Monument, and the scenic 4-mile Valley of Stones Walk right on your doorstep, making it a true haven for walkers and nature enthusiasts.

The property is nestled within Fleet, a highly sought-after coastal village situated on the shores of the Fleet Lagoon, part of the UNESCO World Heritage Jurassic Coast. Renowned for its peaceful surroundings, abundant wildlife, and access to the South West Coast Path, Fleet offers an idyllic balance of rural charm and coastal living. While highly tranquil, everyday amenities remain within easy reach; the nearby village of Chickerell provides excellent local facilities, whilst the popular seaside town of Weymouth is just 5 miles away, offering supermarkets, restaurants, and a mainline railway station with direct services to London Waterloo.





South Lodge is an exceptional detached three-bedroom country home, tucked away in an area of outstanding natural beauty. Originally the historic carriage gatehouse for the nearby Moonfleet Manor estate, the property offers well-proportioned accommodation comprising two reception rooms, a kitchen, separate utility room, two bathrooms, and a separate WC. Constructed using locally salvaged stone from the old Fleet Parish Church, which was destroyed in the Great Flood of 1824, the home beautifully combines its romantic 19th-century origins with a substantial extension added in 1984.

Nestled along a private road, the grounds include a woodland area that provides a haven for native wildlife, including hares, pheasants, voles, partridges, woodpeckers, and owls. Mature trees, shrubs, and seasonal spring bulbs further enhance the setting. The property also benefits from off-road parking leading to a separate garage. Additionally, there is a substantial and impressive workshop that offers excellent potential for conversion, subject to the necessary planning consents. EPC rating F.

This impressive home welcomes you through an entrance porch leading into the hallway, where character and charm set the tone throughout. The dining room is anchored by beautiful flagstone flooring and flows naturally into the dual-aspect kitchen, fitted with a range of units with wooden worktops over, space for a Rangemaster cooker, an integrated Bosch dishwasher, under-counter fridge, and a stainless-steel sink with drainer. Across the hall, a practical utility room features a butler sink and discreetly houses the water softener. The magnificent, light-filled living room is an impressive space, with an exposed stone wall marking the property's original rear façade, while its triple aspect including sliding doors provide plentiful natural light and open onto the garden patio. A multi-fuel wood burner adds a cosy focal point, especially in the winter months offering an idyllic winter retreat. A separate ground-floor shower room completes the ground floor.



Ascending to the first floor, a spacious landing leads to three generous double bedrooms and the family bathroom. The principal bedroom benefits from extensive built-in wardrobes and features a private sun room offering exceptional elevated views across the grounds and fills the room with natural light. Steps lead to the second double bedroom, benefitting from fitted wardrobes and overlooks peaceful woodland, while the third retains a characterful period fireplace. It also enjoys far-reaching sea views stretching to Admiral Hardy's Monument and the distant evening lights of Lyme Regis. The bedrooms are served by a separate WC, pre-plumbed for a wash hand basin, and a family bathroom fitted with a wash hand basin with built in vanity storage and a panel enclosed, jacuzzi style bath.

Externally, the magnificent wrap-around garden extends to approximately one acre of private grounds, featuring traditional dry-stone boundary walls, a paved terrace ideal for al fresco dining served by a kitchen garden, a pond and a poly tunnel. A dedicated area of the grounds has been left as a natural wildlife copse, encouraging local biodiversity. J. Meade Faulkner's classic novel *Moonfleet* was inspired by the area's infamous smuggling heritage, adding a distinctive literary connection to this remarkable setting. To the front of the outbuilding, there is off-road parking. The garage incorporates a fully equipped workshop with power, mains water and drainage, as well as excellent loft storage.

Agents Notes:-

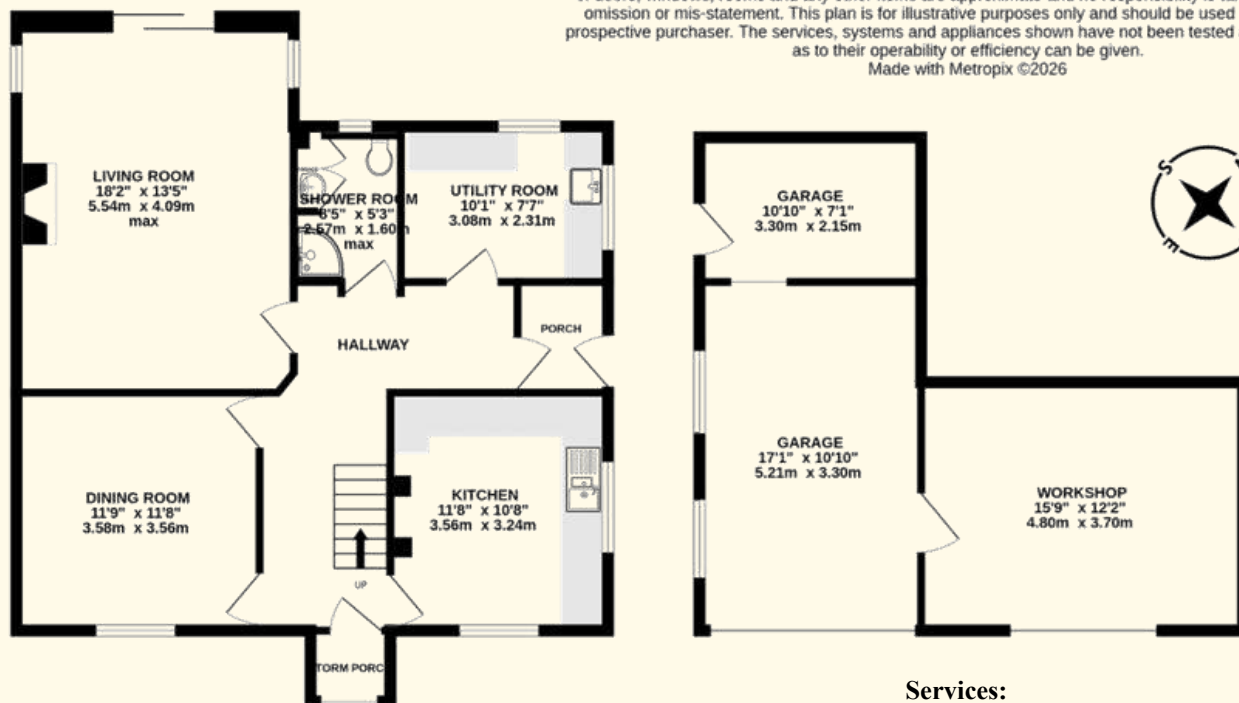
Please note that this property experienced subsidence 24 years ago. We are advised that the issue was repaired and that a Certificate of Structural Integrity is available. Please note that there is a TPO on the Holm Oak trees on the property. Furthermore, the seller advises that permission should be requested to work on any trees in the area. Please note the property has an EPC rating of F - It cannot be let, unless an exemption has been registered or changes made to improve this property's energy rating.



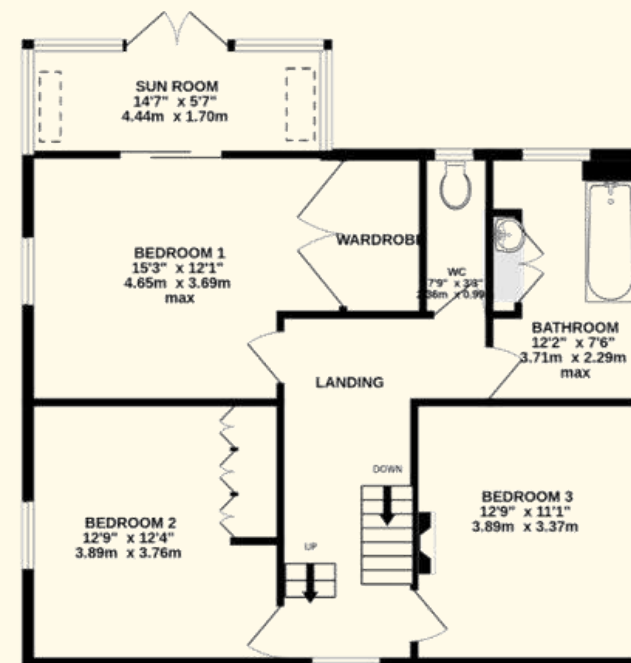
GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.

TOTAL FLOOR AREA : 2053 sq.ft. (190.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



Services:

Mains electricity and water are connected.
Private drainage is via a septic tank and soakaway.
Propane gas bottles supply the cooker.
A multi-fuel wood-burning stove in the living room.

Local Authorities:

Dorset Council, County Hall, Colliton Park,
Dorchester, DT1 1XJ

Tel: 01305 211970

Council tax band F.

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Broadband and Mobile Service:

At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

Visit the Ofcom website checker for up-to-date information please visit:

<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.