



## Osmington , Weymouth DT3 6PH

- Highly desirable, architecturally designed detached Osmington home
  - Expansive gated driveway providing parking for multiple vehicles
- Impressive vaulted sitting room with floor to ceiling glazing enjoying panoramic views
- Immaculately presented, fully integrated kitchen with granite counter top and center island
- Beautifully landscaped gardens with raised decking, large lawn and panoramic sea and countryside views
- Four ground floor double bedrooms, including two en-suite's
- Elevated position with stunning panoramic countryside and coastal sea views
- Spacious balcony with exceptional outlook and glass panel balustrade and spiral staircase
- High specification finish throughout both the extensive interior and exterior

**Offers In Excess Of £1,000,000 Freehold**





#### **Gated entrance**

Situated along Grove Hill, surrounded by rolling country hills, the property is fully enclosed with well maintained hedge row, stone walls and fencing with large double gates opening onto the expansive front driveway.

#### **Front driveway**

Chavally boasts an expansive brick paved patio driveway providing ample parking for multiple vehicles. To the right, two garage doors open into the garage and patio tiled steps lead up to the rear gardens. The space is thoughtfully designed with a variety of slate and stone gravelled areas, areas laid to lawn as well as adorning shrubbery throughout the space. Sliding doors open from the primary bedroom with sloped access and three steps lead up to the front entrance.

#### **Entrance hallway**

A welcoming, light filled entrance hallway with doors opening into all primary rooms on the ground floor, a floor to ceiling window sits beside the front entrance door, stairs rise to the first floor landing and a rear aspect window within the stairway provides further natural light. The hall is open and airy offering room for furniture.

#### **Cinema room**

16'4" x 12'1"

A spacious reception room with internal windows into the entrance hallway, ingress ceiling light features currently arranged as a home cinema come entertaining room. The room is spacious and incredibly versatile serving as an additional reception with nearby access into all bedrooms.



#### **Bedroom one**

14'9" x 13'1"

A dual, front and side, aspect double bedroom with sliding doors onto frontage, ceiling spotlights, a side aspect window and a door opens into walk-through wardrobe leading to the en-suite shower room.

#### **Walk through wardrobe**

6'10" x 4'11"

A generously proportioned 'Jack and Jill' style wardrobe with a range of both hanging rails and shelving. Doors open from the bedroom and into the en-suite shower room.

### Bedroom one en-suite

7'2" x 5'6"

An en-suite shower room featuring a corner shower with handheld shower head, a heated towel rail, a low level W/C and a hand wash basin with a stainless mixer tap as well as useful incorporated storage beneath.

### Bedroom three

8'2" x 11'5"

A front aspect bedroom with a window providing panoramic countryside views and outlook onto the front garden and drive, ceiling spotlights and space for freestanding wardrobes.

### Bedroom four

11'5" x 8'2"

Another front aspect bedroom, mirrored with bedroom three. Features include; a window providing panoramic countryside views and outlook onto the front garden and drive, ceiling spotlights and space for freestanding wardrobes.

### Family bathroom

11'1" x 7'2"

An immaculately presented, well proportioned bathroom with a low level w/c, bowl washbasin with mixer tap and incorporated storage beneath, a corner shower with handheld attachment, a chromed heated towel rail and a storage cupboard. A curved back-to-wall freestanding bath tub with a stainless mixer tap sits within an ingress featuring spotlighting completes the space.

### Bedroom two

12'9" x 8'6"

A spacious dual aspect double bedroom with side and front aspect windows, ample space for wardrobes and a door opening into the en-suite.

### Bedroom two en-suite

7'6" x 3'7"

Equipped with a wall to wall shower with handheld attachment, a low level W/C, hand washbasin with stainless mixer tap and tiled backsplash and a heated towel rail, the en-suite is a modern fitted convenient space catering to all needs.

### Boiler room

7'10" x 7'6"

Located to the rear of the ground floor hallway, the room is easily accessed and stores the boiler, the thermal store cylinder, storing

heat from both the fire and heat pump. The property is equipped with a highly efficient MVHR (Mechanical Ventilation with Heat Recovery) system, supplying the property with fresh, filtered air throughout.

### First floor landing

A light and airy landing space featuring a rear aspect window looking onto the rear garden and a Velux window floods the space with natural light, doors open into all the first floor rooms with exception to the kitchen, a thermostat panel is mounted on the wall and a door opens into a well proportioned laundry cupboard.

### Sitting room

20'11" x 16'8"

A showpiece reception room with vaulted ceilings, gable end windows sitting above the full length sliding doors and extraordinary panoramic views from Osmington countryside to Weymouth & Portland coastline.

To the rear two windows look onto the rear garden, with a log burner, on a brick built plinth and surround, in between. The log burner is fitted with an Energy Saving Circulating Pump. A large opening creates seamless flow from the sitting room and the kitchen next door, the sliding doors open onto the balcony which stretches across the entirety of the properties frontage.

### Kitchen

17'0" x 14'5"

A dual, front and rear, aspect kitchen with stylish sliding doors onto balcony providing further uninterrupted countryside and sea views. A range of both eye and base level units lay host to sleek 'river white' granite worktops and built in Smeg coffee machine, microwave, Franke 1.5 bowl sink, dishwasher, base level double fan oven with four ring hob above and an extractor plus space for a large American style fridge freezer. A centre island creates a beautiful focal point and features generous storage with further granite counter space above. Beside the front aspect sliding doors and gable end windows there is space for a large dining table, with an extraordinary view.

### Utility room

7'6" x 7'6"

A rear aspect utility room with windows and glass panel doors providing outlook and access onto the rear garden, a range of eye and base level units with stainless steel sink with matching stainless mixer tap and ample space under counter for white goods.





### Study

10'9" x 5'10"

A front aspect study with panoramic outlook over Osmington countryside and the sea, large gable end windows flood this versatile room with light.

### W/C

4'3" x 3'7"

Front aspect W/C with an obscured window, a low level w/c, hand wash basin with stainless mixer tap and a tiled backsplash, ceiling spotlights and an extractor fan.

### Rear & side gardens

The rear garden is a beautifully arranged, tiered outdoor space that rises up to a large elevated lawn enjoying sweeping countryside and sea views. From the frontage, patio steps and a landscaped walkway lead through the garden to raised composite decking with sleek glass balcony rails, creating a perfect vantage point to enjoy the scenery. The space is thoughtfully designed with brick built planters, far reaching hillside surroundings and practical additions including ten solar panels, a heat pump with canopy, and outdoor tap and sockets. Altogether, it's a stunning, expansive garden that blends lifestyle, efficiency, and breath taking outlooks into one exceptional setting.



### Garage

22'11" x 22'11" (ext)

An incredibly spacious, insulated garage with two roller garage doors and a glazed door to the rear. The space is equipped with power and lighting, a dedicated consumer unit and stairs rising to the upstairs games room.



The garage is insulated with utilities running to and with some modifications and the relevant permission could serve as further accommodation.

### Games room

19'8" x 13'1"

Another versatile room with two Velux windows, with stunning outlook onto the frontage and the surrounding countryside and sea, within the pitched roof. The room features ceiling spotlights, ample power points and stairs descending to the garage.

**NB**

The property boasts owned solar panels providing a fixed 4kW, a heat pump.

The log burner is fitted with an Energy Saving Circulating Pump which heats both the water and heating system, when lit.

Windows are double glazed throughout and feature solar gain, providing further efficiency.

A thermal store cylinder utilises immersion to store heat from the heat pump and the Energy Saving Circulating Pump, when the log burner is lit.

The property is equipped with a highly efficient MVHR (Mechanical Ventilation with Heat Recovery) system, supplying the property with fresh, filtered air throughout.

**Disclaimer**

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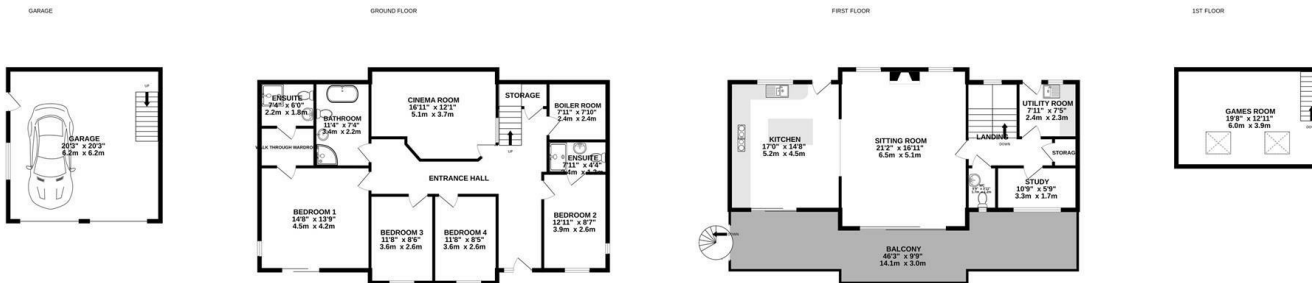
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Local Authority  
Council Tax Band G  
EPC Rating B



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