



Main Road

Osmington Weymouth, DT3 6EE



Asking Price
£1,100,000 Freehol



Main Road

Osmington Weymouth, DT3 6EE

- Ideal Family Home with Investment Property Adjacent
- Two Charming Characterful Cottages
- Well-Suited to a Multi-Generational Family
- Highly Sought-After Village Location
- Purbeck Stone Finish
- Both Homes With Double Garages
- Ample Off Road Parking
- Close To Local Country & Coastal Walks

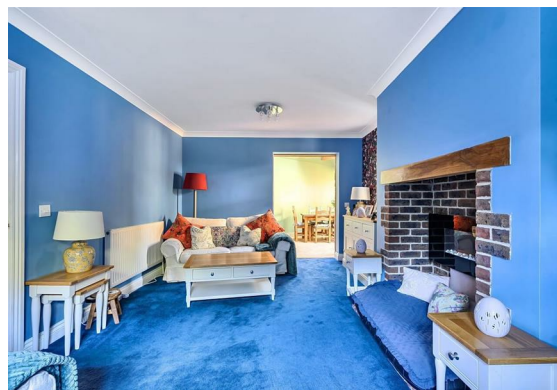




An excellent opportunity to acquire two cottages set side by side in the heart of OSMINGTON VILLAGE in Weymouth. This rare opportunity is perfect for those seeking a 'home with additional income' or those with multigenerational living, whilst wanting to maintain independence and privacy.

Nutwood Cottage - A five bedroom home with double garage situated to the front or the two dwellings.

Crooked Cottage - A three bedroom home with double garage, situated to the rear of the two dwellings.



NUTWOOD COTTAGE -

A beautifully appointment FIVE BEDROOM, PURBECK STONE home, with DOUBLE GARAGE and GENEROUS DRIVEWAY situated in the heart of OSMINGTON village. This charming home is positioned behind wooden gates and boasts a generous sized living room with brick feature fireplace, a modern kitchen/breakfast room, dining room, five bedrooms, three bathrooms and a low maintenance SOUTHERLY FACING REAR GARDEN.

Stepping through the front door a welcoming hallway with downstairs cloakroom provides access to the main reception rooms. To the left of the hallway is a modern kitchen, sympathetically designed to create a rustic farmyard feel. There are a range of wall and base units, space for appliances and a breakfast bar, perfect for a morning coffee. Adjacent to the kitchen is a cosy living room with front aspect window. The room benefits from a feature brick fireplace, currently home to an electric feature fireplace and the dog bed. An opening leads from the living room into an extended dining room. The room currently houses an eight seater dining table as well as dresser. Doors lead from the dining room onto the southerly garden.

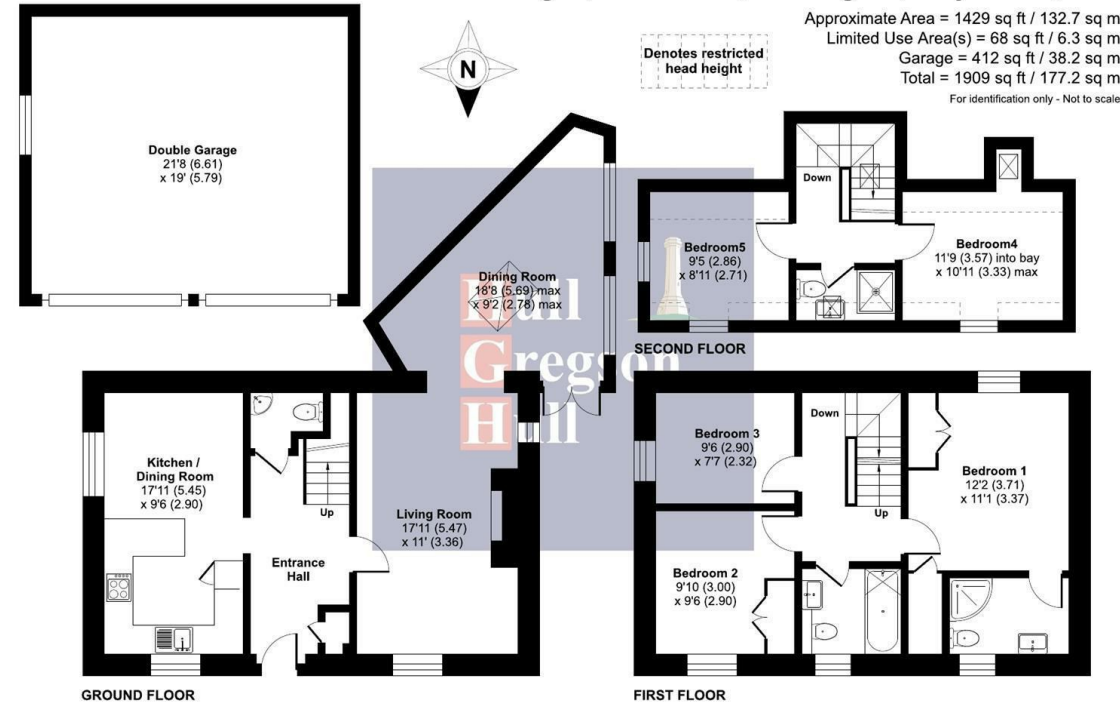
Ascending to the first floor a landing opens into the first three bedrooms and family bathroom. Bedroom one is a generous sized double with ample space for furniture and access into an en-suite shower room. The en-suite boast a contemporary suite with a walk in shower cubicle, close coupled WC and vanity wash hand basin. Bedroom two is another double in size, with a front aspect window. Bedroom three is an adequate single room, or perfect home office/ study.

Proceeding to the second floor are a further two bedrooms and a shower room. Bedrooms four and five are both good sizes, both with space for a bed and range of other furniture. Completing the accommodation is a shower room with WC and shower cubicle.

To the rear of the property is a tiered low maintenance garden, perfect for relaxing on a summers evening with a glass of wine.



Old School Yard Cottages, Main Road, Osmington, Weymouth, DT3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1358792

Crooked Cottage - Living Room

21'4" max x 18'2" (6.51m max x 5.55m)

Crooked Cottage - Kitchen

18'2" x 12'6" max (5.55m x 3.83m max)

Crooked Cottage - WC

Crooked Cottage - Bedroom One

12'6" x 11'0" (3.83m x 3.36m)

Crooked Cottage - Bedroom Two

12'9" max x 8'5" (3.91m max x 2.58m)

Crooked Cottage - Bedroom Three

9'5" max x 9'4" (2.88m max x 2.85m)

Crooked Cottage - Shower Room

Crooked Cottage - Ensuite Shower Room

Crooked Cottage - Garage

17'1" x 16'0" (5.22m x 4.88m)

Crooked Cottage - Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Nutwood Cottage - Kitchen / Dining Room

17'10" x 9'6" (5.45m x 2.9m)

Nutwood Cottage - Living Room

17'11" x 11'0" (5.47m x 3.36m)

Nutwood Cottage - Dining Room

18'8" max x 9'1" max (5.69m max x 2.78m max)

Nutwood Cottage - WC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		