



The Sea Gazer

Weymouth | DT4 9PS



THE SEA GAZER

An exceptional and architecturally distinctive coastal home offering circa 10,000 sq ft of versatile accommodation, set within approximately 1.29 acres of mature, secluded grounds just 400metres from the seafront, with picturesque sea views and the flexibility to provide a substantial luxury annexe ideal for multigenerational living.

THE GROUNDS

The Sea Gazer occupies approximately 1.29 acres, with private south-facing gardens, surrounding by mature trees offering a rare sense of space and seclusion for a coastal property of this scale.

A secure gated entrance opens onto an extensive driveway with parking for multiple vehicles, together with a substantial detached garage.

The gardens are closely connected to the main living areas, with generous outdoor spaces designed for entertaining, relaxing and enjoying the coastal setting.

LIVING & RECEPTION ROOMS

At the heart of the house is an exceptional open-plan kitchen, dining and family space, designed as the main hub of everyday life.

Twin islands, premium built-in appliances and rich herringbone flooring are complemented by three sets of bi-fold doors, opening the space towards the coast and creating a





KEY FEATURES

- *Substantial Coastal Estate: Circa 10,000 sq ft of distinctive, impressive accommodation set over three floors*
- *Generous Secluded Grounds: Set within approximately 1.29 acres of mature, private south-facing gardens.*
- *Beautiful Sea Views: Picturesque, elevated vistas looking across Portland Harbour & Chesil Beach*
- *Premium Leisure Facilities: Includes an indoor pool, games/fitness room, and a dedicated movie/gaming room.*
- *Six Luxury Bedroom Suites: Featuring a spectacular, private second-floor principal suite.*
- *Prime Location: Desirable coastal setting perfectly positioned between Weymouth and Portland Harbour.*
- *Multigenerational Flexibility: Highly versatile layout with space ideal for a substantial luxury annexe.*
- *400m From Seafront: Short stroll to local beaches, Sandsfoot Cafe & Castle & Rodwell Trail*
- *Gated Entrance: A wonderful sweeping driveway with turning circle & parking for multiple vehicles*
- *Garaging: Substantial double depth garage with additional workshop*



natural connection with the outdoor entertaining areas.

A separate formal living room provides a more traditional reception space, with double doors opening directly into the adjoining snug. Both rooms have direct access onto the covered verandah, with its sea views across Chesil Beach — creating an exceptional setting for relaxed entertaining whatever the weather.

On the first floor, a light-filled dual-aspect office provides a quiet and private workspace, with generous glazing bringing in natural light and making the most of the elevated position and sea view.

SIX BEDROOM SUITES

The entire second floor forms a private principal suite, comprising a expansive bedroom, dedicated lounge, custom dressing room and generous en-suite bathroom, with panoramic views towards Portland and Chesil Beach.

The first floor includes a further self-contained suite with its own sitting room, dressing room, bathroom and infrared sauna.

Two additional balcony suites each have their own lounge area, walk-in wardrobe and bi-fold doors opening onto a private sea-facing balcony. Two further guest suites complete the bedroom accommodation, each with dedicated en-suite facilities.

LEISURE & ENTERTAINMENT

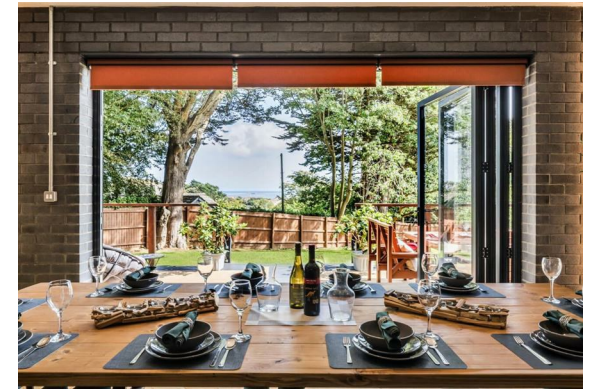
INDOOR SWIMMING POOL

A welcoming heated indoor pool provides a private leisure space with ambient lighting, shower facilities and direct access to the gardens.

GAMES & FITNESS ROOM

An expansive entertainment room currently incorporating a pool table, relaxed lounge seating and a dedicated area for weights and gym equipment, together with an adjoining washroom.

MOVIE/GAMING ROOM



A separate movie/gaming room provides a dedicated space away from the main living areas for movie nights, gaming and family entertainment, equipped with projector and screen. A relaxed, tucked-away space that can be enjoyed by children and teenagers while the main house remains undisturbed.

LUXURY ANNEXE FACILITIES

This outstanding home offers the flexibility to provide a substantial and luxurious 2/3 bedroom self contained Annexe with its own sea views, providing a wealth of possibilities for family, guests or multigenerational living.

THE COASTAL SETTING

The Sea Gazer occupies an attractive position between Weymouth and Portland Harbour, placing the coast and its activities immediately on the doorstep. The location is particularly well suited to sailing, boating and watersports, while coastal walks, The Rodwell Trail and local beaches are within a short stroll. Weymouth's waterfront, harbour and waterside dining are just over a mile away, giving the house a peaceful residential setting while remaining close to the town.

A rare combination of architectural character, exceptional scale, privacy and an outstanding coastal setting.

The town's elegant Georgian Esplanade frames Weymouth's sweeping sandy bay, which has consistently received national recognition and was recently honoured with a prestigious seaside award for summer 2025. The house is approximately 400 metres from the seafront and the popular Rodwell Trail, a scenic coastal route linking Weymouth to Wyke Regis and Chesil Beach, and favoured by walkers and cyclists alike.

Several local sandy beaches are within easy walking distance, along with Sandsfoot Gardens and Café, while the dramatic shingle shoreline of Chesil Beach lies close by. The South West Coast Path is also moments away, offering immediate access to some of the region's most striking coastal and countryside walks.

Weymouth and Portland Harbour provide a wealth of recreational opportunities, including sailing, fishing excursions, jet skiing and regular boat trips along the Jurassic Coast, with routes to iconic landmarks such as Durdle Door. Sunset catamaran cruises departing from Portland Harbour further enhance the area's appeal.

The wider locality is rich in natural beauty and heritage, forming part of the Jurassic Coast World Heritage Site. Dorchester, the county town, offers a broader range of shopping, amenities and cultural attractions, while well-known destinations including Lulworth Cove, Durdle Door and West Bay are all within comfortable reach. The area is well served by a selection of respected schools, including independent options in Dorchester, Sherborne and Blandford Forum, together with good transport links connecting the coast to the wider region.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		
England & Wales		
EU Directive 2002/91/EC		



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: Detached House

Property construction: Standard

Council Tax: G

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

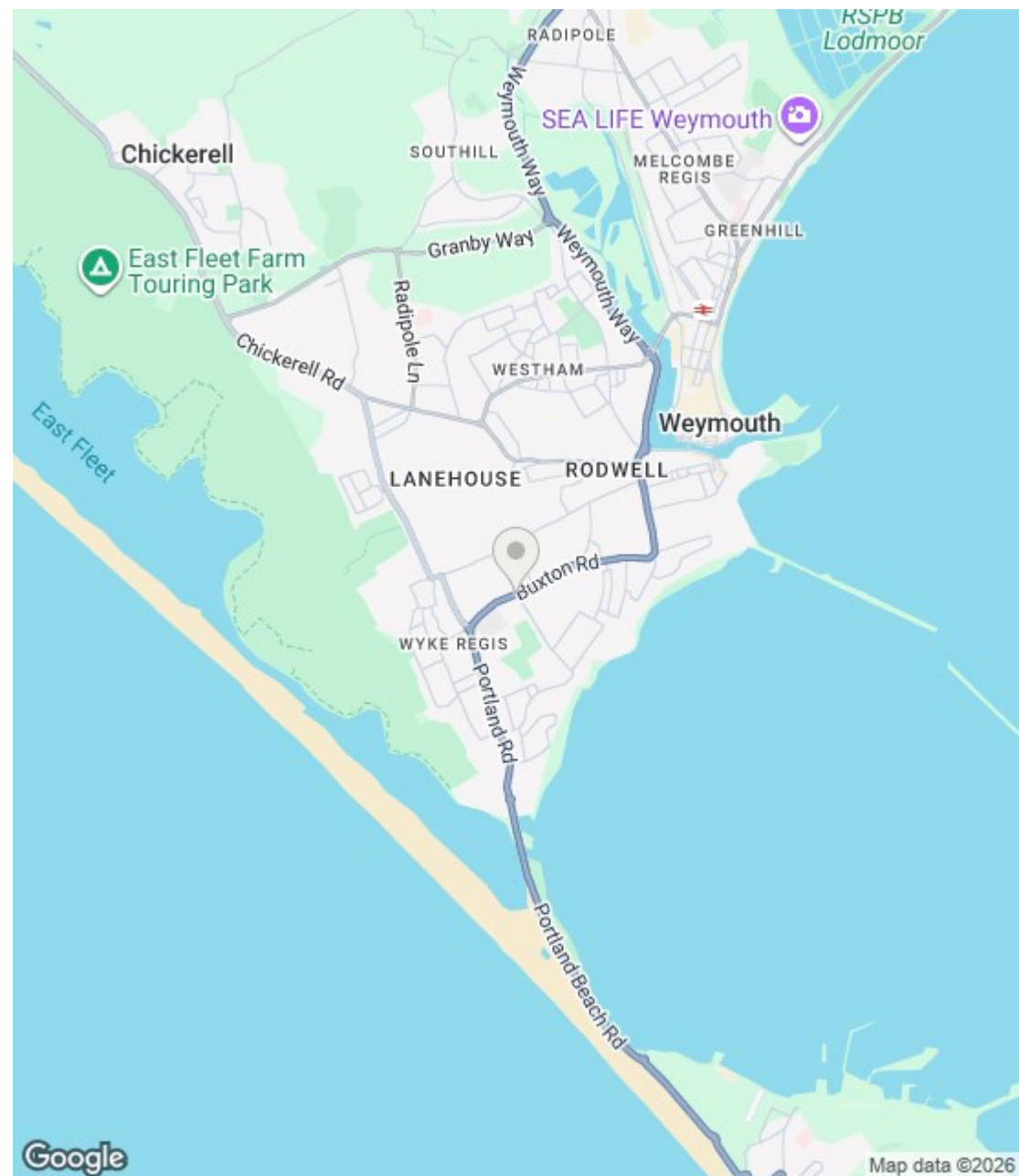
Heating Type: Gas Central Heating

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

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Buxton Road, Weymouth, DT4

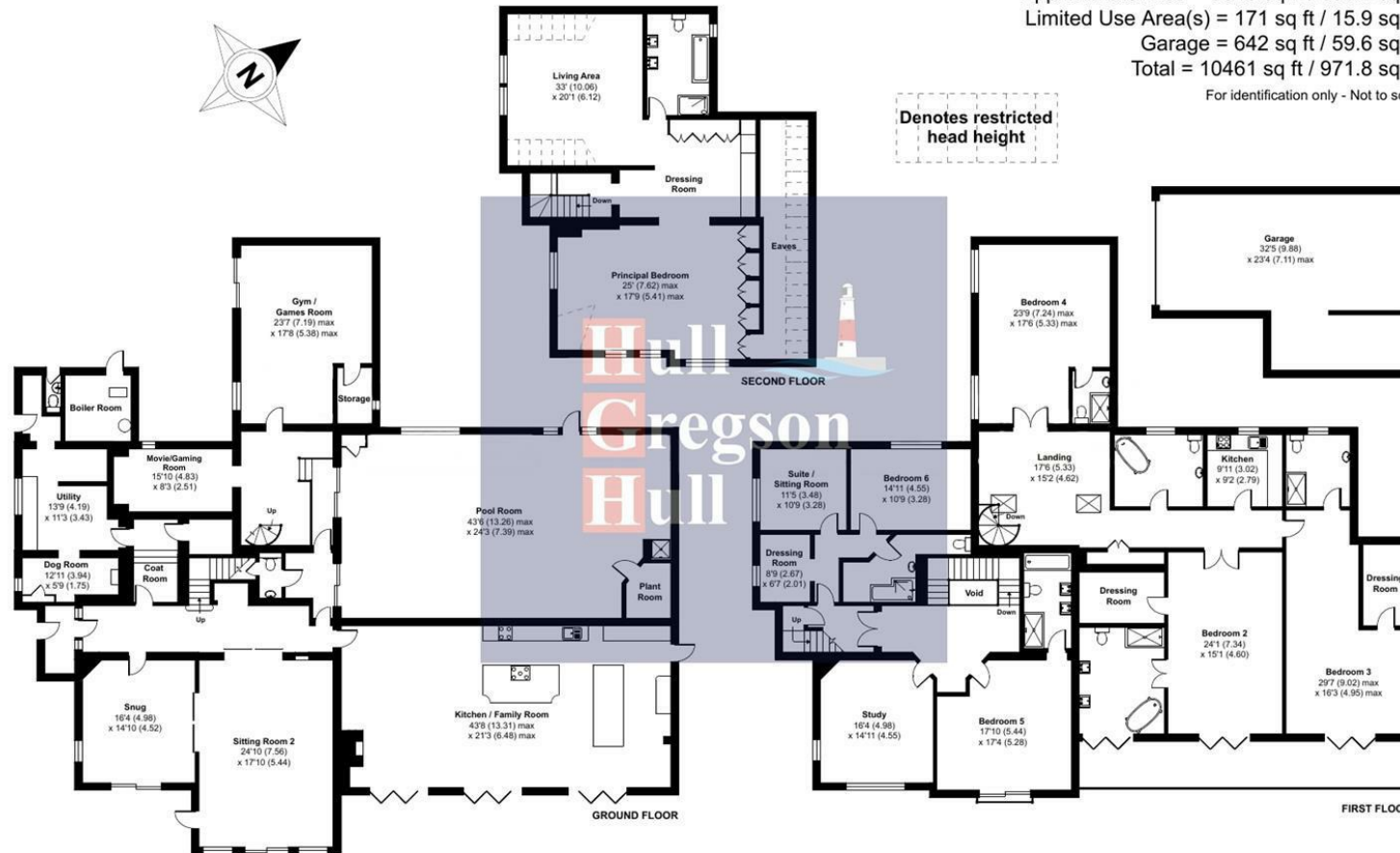
Approximate Area = 9648 sq ft / 896.3 sq m

Limited Use Area(s) = 171 sq ft / 15.9 sq m

Garage = 642 sq ft / 59.6 sq m

Total = 10461 sq ft / 971.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1346436



Hull Gregson Hull Ltd
12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222
Office@hgh.co.uk

Hull Gregson Hull Ltd. Registered in England and Wales. Company Reg. No 10486299
Registered office address: Leanne House East Wing, Ground Avon Close, Granby Industrial Estate, Weymouth, England, DT4 9UX