



East House, Sydling St. Nicholas, Dorset



An impressive, late 18th century Georgian Grade II* Listed house set in a pretty village.

Summary of accommodation

Ground Floor - Entrance hall | Drawing room | Dining room | Sitting room
Kitchen | Breakfast room | Utility room | Boot room | Cloakroom | Garden room

Lower Ground Floor - Cellars

First Floor - Four bedrooms | Bathroom | Shower room | Study | Loft space

Second Floor - Two bedrooms | Bathroom | Sitting room | Kitchenette

Garden and Grounds - Stone barn with studio/home office

Thatched summer house | Garage | Private drive parking

Mature landscaped garden

In all just under 0.5 acre

Distances

Cerne Abbas 2.5 miles, Dorchester 8 miles, Sherborne 12 miles (Waterloo 2 hours 15 minutes), Jurassic Coast/Weymouth 17 miles (Distances and time approximate).



6/7



3



6/7



0,5
acre





Location

East House is situated on the edge of the peaceful, unspoilt village of Sydling St Nicholas, which is in a beautiful valley within an Area of Outstanding Natural Beauty. It has immediate access to miles of wonderful walks and the village has an active community centred around the popular 'Greyhound Inn' pub and the parish church. The neighbouring and larger village of Cerne Abbas has a village shop, primary school, three pubs and GP surgery, with the county town of Dorchester also nearby and able to meet most day to day needs. There are railway stations in Dorchester, Yeovil and Sherborne, all with regular and direct services to Waterloo. The airports at Bournemouth, Exeter and Southampton are all relatively close by offering connections within the UK and to many international destinations. Dorset is blessed with a wide choice of popular schools from both the state and independent sectors including the well-regarded Thomas Hardye School (State secondary) in Dorchester plus Bryanston, Milton Abbey, Clayesmore and the Sherborne schools from the independent sector.

East House

Without doubt one of the finest houses in Sydling St Nicholas, East House is a most handsome Georgian home of classical proportions with a Grade II* listing, as being of architectural and historical importance. Set well back from the village lane behind a decorative red brick wall, East House has a lovely private setting within the village. It has retained many distinctive architectural features including tall, wide sash windows, an open fireplace in the drawing room and plentiful original joinery decorated with flourishes of the Indian sub-continent. It has been restored to a very high standard by the current owners and now presents a modern yet timeless, classical period style. The ground floor accommodation provides three nicely proportioned formal reception rooms, kitchen with adjoining breakfast room and a very pretty garden room which enjoys a view of the courtyard and garden. On the first floor there are four double bedrooms, a bathroom and shower room and a charming, east-facing first floor study. The second floor has a further two double bedrooms, sitting room, kitchenette and bathroom, with wonderful views over the neighbouring hills.







Outbuildings & Garden

East House is approached off the village lane via two driveways, one on either side of the house, providing plenty of parking and access to the property's large garage on the north boundary. The lawned, front garden is bisected by a path paved with mill stones that passes through an avenue of clipped box obelisks leading to a flight of steps and the front door. Immediately behind the house is a wide, deep paved terrace overlooked by the garden room and studio/home office, which provides ample space for outside dining and entertaining. From the terrace a flight of steps leads up to the main area of garden, which is bound by mature trees and hedging, very private and divided into two parts by a tall, south-facing wall. At the top of the garden is a charming, open-fronted thatched summer house, where Thomas Hardy reputedly used to read to the local school children when he visited the village and which provides far-reaching views of the surrounding countryside. The lawn between the terrace and the summer house is fringed by borders stocked with roses, flowering shrubs and herbaceous perennials that provide a rich tapestry of colour throughout the growing season.





Property Information

Tenure: Freehold.

Agents Note: East House is to be sold fully furnished, including carpets, curtains and lights.

Services: Mains water, electricity & drainage. Oil-fired central heating.

Local Authority & Council Tax Band: Dorset Council
(www.dorsetcouncil.gov.uk).

Tax Band H.

Directions (Postcode DT2 9PB)

what3words///glance.waking.glow

From Yeovil head south from the roundabout by The Quicksilver Mail pub on the A37 towards Dorchester. After 10.2 miles turn left, signed to Sydling St Nicholas. Travel down the hill for 1.2 miles and then turn right, signed to Sydling St Nicholas. Continue into the village, passing The Greyhound Inn on the left and the property will be found on the right 250 yards after the pub.

From Dorchester head north-east on the A37 towards Yeovil. From the Weirs Roundabout drive for about three and a quarter miles and then turn right to Sydling St. Nicholas. Continue for three miles to the village and the property will be found on the left shortly after entering the village.

Approximate Gross Internal Floor Area

Main House: 5,175 sq ft / 481 sq m

Outbuildings: 507 sq ft / 47 sq m

Garage: 293 sq ft / 27 sq m

Total Area: 5,975 sq ft / 555 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated April 2023.

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