



Orchard Close, Sydling St. Nicholas, Dorchester, Dorset

A recently renovated detached bungalow on a corner plot with surrounding countryside views in this popular village.

Guide Price
£450,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

10 Orchard Close, Sydling St. Nicholas, Dorchester, Dorset, DT2 9PF

- Detached bungalow
- Recently renovated
 - Three bedrooms
 - Open plan living
 - Corner plot
 - Countryside views
 - Garage & driveway
- Popular village location
- Council tax band D

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

This three bedroom detached bungalow has been recently renovated and sits just on the edge of this popular village. The property is within walking distance of the village pub and enjoys a corner plot with views of the surrounding countryside.

A large porch with fitted storage leads to the heart of the bungalow and a particularly generous and delightful open plan kitchen/sitting/dining room. The modern fitted kitchen has a range of floor and wall mounted units with a matching island. Integral appliances include; electric oven, hob with extractor over, fridge/freezer, dishwasher and washing machine. The open plan living area has wooden flooring and is double aspect over the garden and views of the rolling hills beyond.

An inner hall has doors leading to three good size bedrooms, bedroom 1 and 2 benefiting from fitted wardrobes, and a modern shower room.

Outside

The rear garden is mainly laid to lawn with a patio abutting the rear of the property enclosed with flower and shrub borders. The side garden is also laid to lawn and is where the LPG gas tank is buried.

There is also a driveway providing tandem parking for a few vehicles and leads to a single garage and access to the rear garden.

Situation

The property is situated on the edge of this unspoilt village which lies in a sheltered chalk valley, surrounded by some beautiful countryside. The village itself has an active community with a village hall, parish church, and the renowned Greyhound public house.

Cerne Abbas is about 2 miles with its acclaimed first school, doctors' surgery and dispensary, village store, tea room and three public houses. Maiden Newton, about 4 miles to the west, offers a good range of local facilities including a railway station on the Dorchester to Bristol Meads line. Dorchester, Sherborne and Yeovil all have mainline railway connections to London/Waterloo.

There is excellent schooling in the area; state schools in Dorchester include St Osmond's, Dorchester Middle School and Thomas Hardy; preparatory schools include Sunninghill, Leweston, Perrott Hill and Sherborne; public schools include the Sherborne Schools (boys and girls), Leweston, Bryanston, Clayesmore, Milton Abbey and Canford.

There are a variety of sporting facilities and leisure pursuits in the area, including golf at Sherborne and Dorchester, sailing and water sports along the Jurassic Heritage coastline. The surrounding rolling countryside is accessible from the village via lanes, footpaths and bridleways.

Services

Mains electric, water, and drainage.
LPG calor gas central heating.

Broadband - Superfast speed available

Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band D

EPC: E

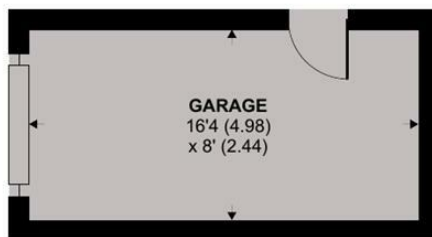
Agent Note

Please note that the photos were taken in 2023.

Orchard Close, Sydling St. Nicholas, Dorchester

Approximate Area = 1141 sq ft / 106 sq m (includes garage)

For identification only - Not to scale



Directions

From Dorchester take the A37 towards Yeovil. After about 4 miles, just beyond Grimstone, turn right signed 'Sydling St Nicholas'. Go under the viaduct and up the valley into the village. Pass the Greyhound Inn and after a short distance take the second right in Orchard Close and is the first property on your left-hand side.



GROUND FLOOR

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Dorchester/AT/03.06.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 981915



01305 261008
Symonds & Sampson LLP
Symonds & Sampson 9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset, DT1 1QR
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

Symonds & Sampson
ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

