

Symonds
& Sampson



Orchard Close

Sydling St. Nicholas, Dorset

10 Orchard Close

Sydling St. Nicholas, Dorchester
Dorset DT2 9PF

A recently renovated 3 bedroom detached bungalow on a corner plot with surrounding countryside views in this popular village.



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

Guide Price £425,000

Freehold

Dorchester Sales
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THE DWELLING

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.

ACCOMMODATION

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 Hardye; 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>)

Council Tax Band: D (Dorset Council - 01305 251010)

AGENT NOTE

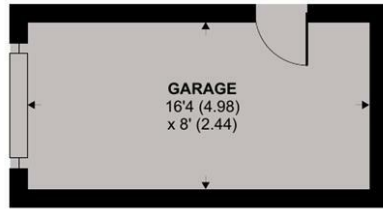
Please note that the photos were taken in 2023.



Orchard Close, Sydling St. Nicholas, Dorchester

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

For identification only - Not to scale



GROUND FLOOR

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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		65	
England & Wales			



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



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