



Birches

Sydling St. Nicholas, Dorset

Birches

Church Road, Sydling St. Nicholas
Dorchester, Dorset
DT2 9PA

A modern detached 4 bedroom bungalow in the favoured village of Sydling St Nicholas with garage, parking and well kept gardens.



- Flexible and spacious accommodation
 - Single garage
 - Off street parking
 - Utility room
 - Leafy country views
 - Secluded position
- Dressing room and en suite to master bedroom
 - Large family kitchen / dining room

Guide Price £595,000

Freehold

Dorchester Sales
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THE DWELLING

Birches is a substantial modern bungalow of rendered block construction under a tiled roof, built in the 1970's, with well kept gardens surrounding the property. Situated in quiet and secluded, yet central, position in the village, with a lovely aspect towards the surrounding rural countryside.

ACCOMMODATION

Recently renovated throughout, the accommodation is spacious with beautifully appointed fitted kitchen and bathrooms. The dual aspect kitchen / dining room is a considerable size with 'island' and space for a large dining table, a sliding patio door leads to the side garden. Appliances include a range cooker with extractor fan over, integrated dishwasher and drinks fridge; there is space for an American style fridge / freezer. Additionally there is a utility room as well as a cloakroom with WC. The sitting room has a wood burning stove and a set of French doors to the South facing gardens. All four bedrooms are a good size and there is a contemporary family bathroom. The master bedroom has French doors to the garden, a contemporary en suite shower room and walk in dressing room.

OUTSIDE

Birches is accessible via a private driveway leading the parking area for multiple cars with a detached single garage with oil fired boiler and electric up and over door. The gardens are a good size and surround the property. The bulk of the garden is South facing and is mainly laid to lawn with areas of flower borders and a vegetable area in the corner. Surrounded by trees and shrubs the garden has a secluded leafy feel and is securely gated to the front.

SITUATION

Birches is situated toward the centre 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 a first school, doctors' surgery and dispensary, village store, and three public houses. Dorchester, Sherborne and Yeovil all have mainline railway connections to London/Waterloo.

DIRECTIONS

What3words///speeding.firewall.sweated

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Broadband - Ultrafast speed available

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

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





Church Lane, Sydling St. Nicholas, Dorchester

Approximate Area = 1796 sq ft / 166.8 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1972 sq ft / 183.1 sq m

For identification only - Not to scale



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			
England & Wales		EU Directive 2002/91/EC	
			79
		64	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1151453



Dorchester/KWI/25.07.24



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