



Symonds
& Sampson

Lamperts Cottage

Sydling St. Nicholas, Dorchester, Dorset

Lamperts Cottage

10 Dorchester Road,
Sydling St. Nicholas, Dorchester
Dorset, DT2 9NU

A most attractive and beautifully presented Grade II Listed cottage with spacious accommodation situated in this sought after village. Three bedrooms, principal en suite, two reception rooms, pretty garden and parking.



- Grade II Listed
- Detached cottage
- Three bedrooms
- En suite shower room
- Two reception rooms
- Garden with Sydling Water
 - Parking
- Popular village location

Guide Price £699,950

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Lamperts Cottage enjoys an enviable position within the village, set in a delightful garden that has been thoughtfully designed and beautifully maintained. Bordered by the charming Sydling Water, the garden features cottage-style planting and is wildlife-friendly, offering year-round interest and natural appeal.

This attractive Grade II listed property offers comfortable accommodation that has been tastefully decorated by the current owner. The interior strikes a perfect balance between period character and modern convenience, showcasing a fine blend of original features and contemporary finishes.

Upon entering the cottage, the welcoming entrance hall provides access to the dining room with its impressive inglenook fireplace, the triple-aspect sitting room, a garden room, and a useful downstairs WC.

The sitting room is filled with natural light and features an exposed stone fireplace with an open fire. The kitchen is fitted with a range of floor-mounted units and offers ample space for white goods, as well as room for a table and chairs.

Adjacent to the kitchen, the utility room offers additional storage and houses the oil-fired boiler.

From the entrance hall, stairs rise to the first floor where there are three good sized bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room.

OUTSIDE

The main lawn is interspersed with mature trees, well-stocked flowerbeds, and colourful borders. A patio to one side provides a perfect spot for alfresco dining, while the surrounding mixed hedges and fruit trees add to the garden's privacy, charm, and seasonal colour.

Set amid stunning open countryside, the property is accessed via a drive that crosses the Sydling Water, leading to ample parking and access to the garden.





SITUATION

Lamperts Cottage 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, tearoom 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.

DIRECTIONS

[what3words///ladder.jiggle.snug](https://www.what3words.com/ladder.jiggle.snug)

SERVICES

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

Broadband - Ultrafast speed is available.

Mobile - Coverage is limited indoors and likely coverage on multiple networks outdoors. (<https://www.ofcom.org.uk>).

Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band: F



Sydling St. Nicholas, Dorchester

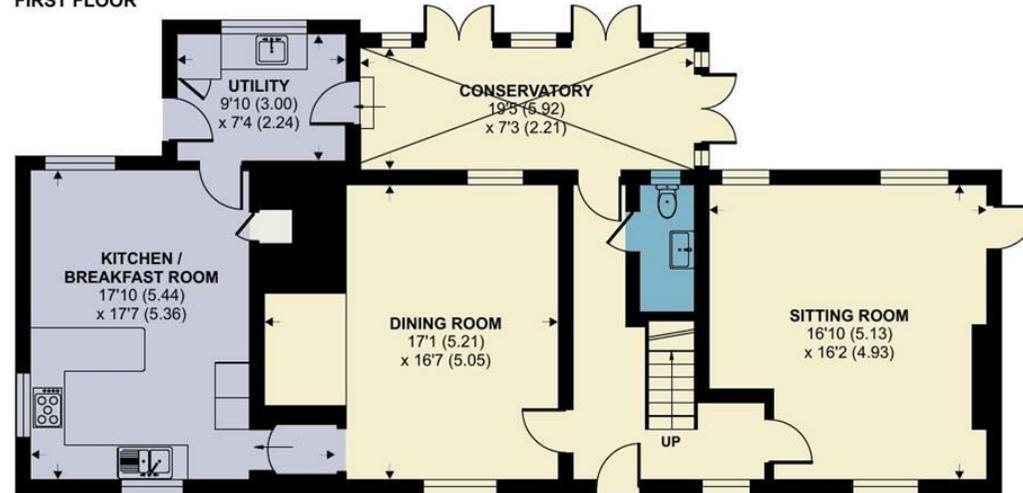
Approximate Area = 2087 sq ft / 193.9 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Outbuilding = 114 sq ft / 10.6 sq m
 Total = 2257 sq ft / 209.7 sq m

For identification only - Not to scale

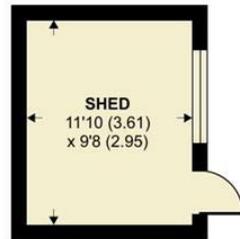
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 758626



MATERIAL INFORMATION

The vendor has been advised that the front elevation of the thatch and the ridge requires updating. An appointment has been booked but a date of work to be carried is to be confirmed.

Dorchester/ATR/20.05.2025



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www.
 the
 londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

01305 261008

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



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