

Symonds
& Sampson

3 Magiston Cottages

Syddling St. Nicholas, Dorchester, Dorchester

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Sydling St. Nicholas, Dorchester
Dorchester, DT2 9NR

A thoughtfully extended four-bedroom semi-detached home, occupying a peaceful position with views over open fields. Generous rear garden, double garage, and ample parking.



- Extended semi detached house
- Well presented throughout
 - Four bedrooms
 - En suite shower room
 - Two reception rooms
 - Large rear garden
- Double garage and driveway
- Backing onto open fields

Guide Price £595,000

Freehold

Dorchester Sales
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THE PROPERTY

3 Magiston Cottages is a thoughtfully extended four-bedroom semi-detached home, occupying a peaceful position with views over open fields. Beautifully presented throughout, the property has a generous rear garden, a double garage, and ample driveway parking.

The front door opens into the entrance hall with stairs to the first floor, a cloakroom/WC, and a door leading into the sitting room. This light and inviting space has an exposed brick fireplace with a wood-burning stove, creating a charming focal point. From here, a door opens into the spacious kitchen/dining room, which is fitted with a range of wall and base units and offers a sociable space for everyday living and entertaining. Beyond the kitchen/dining area is a versatile study and a garden room, currently used by the owners for additional storage and as a utility area. French doors from the garden room lead out to the rear garden.

Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a stylish en suite shower room, while the fourth bedroom is currently arranged as a dressing room, complete with a full wall of fitted wardrobes.

OUTSIDE

The large rear garden is predominantly laid to lawn, interspersed with mature shrubs and planting, and enjoys an open outlook across the fields beyond.

To the side of the property, a gravel driveway offers generous off-road parking and leads to the double garage, which has electric up-and-over doors.

SITUATION

The property is situated just outside 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. The property is also only 2 miles from the poplar Saxon Arms public house in Stratton. Cerne Abbas is about 5 miles with its acclaimed first school, doctors' surgery and dispensary, village store 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 Temple 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.

DIRECTIONS

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SERVICES

Mains water and electricity.
Air Source Heat Pump.
Private drainage.

Broadband - Ultrafast speed is available.
Mobile - Mobile coverage is likely outdoors and limited indoors.
(<https://www.ofcom.org.uk>).
Council Tax Band: E (Dorset Council - 01305 251010)



Sydling St. Nicholas, Dorchester

Approximate Area = 1692 sq ft / 157.2 sq m

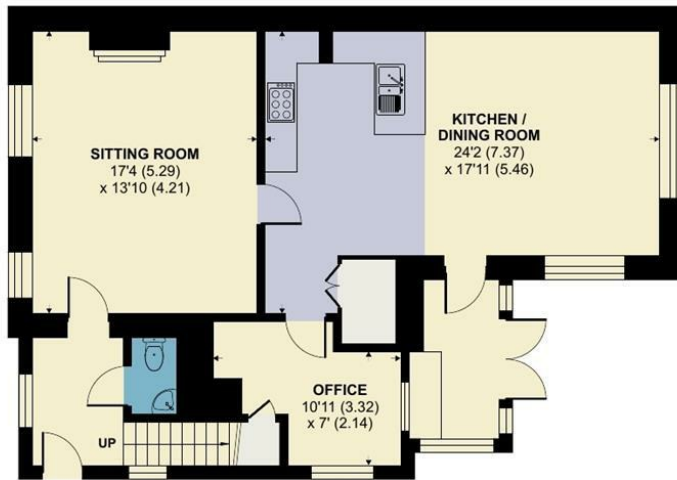
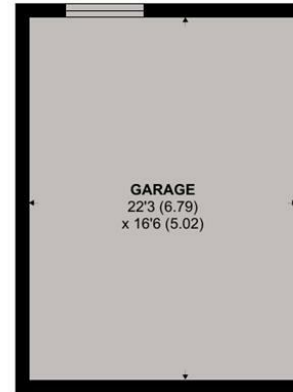
Garage = 367 sq ft / 34.1 sq m

Total = 2059 sq ft / 191.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-94) 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		



GROUND FLOOR



FIRST FLOOR



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: 1284941



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