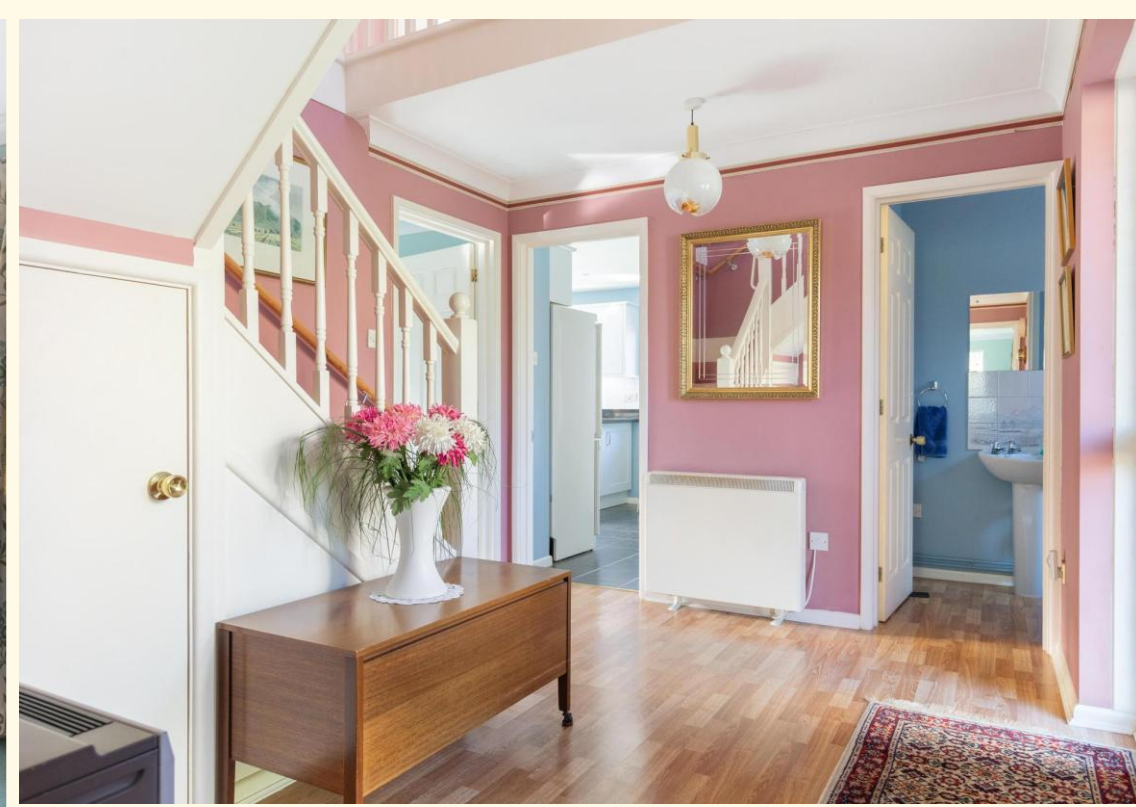




Willow Ash
Church Hill View



PARKERS
PROPERTY CONSULTANTS & VALUERS





Summary: Offered with no forward chain and located within a conservation area, this impressive home enjoys a peaceful setting in the highly sought-after village of Sydling St Nicholas. Built by the current owner, the property is beautifully presented throughout and offers spacious, well-balanced accommodation. The ground floor features two generous reception rooms, a modern kitchen/breakfast room, utility room, and a convenient cloakroom. Upstairs, there are four bedrooms, with en-suite facilities to the principal room, and a family bathroom. Set within a beautifully maintained south-westerly garden, the property enjoys a generous plot with plenty of outdoor space. A sweeping driveway provides ample off-road parking for several vehicles, complemented by a double garage.



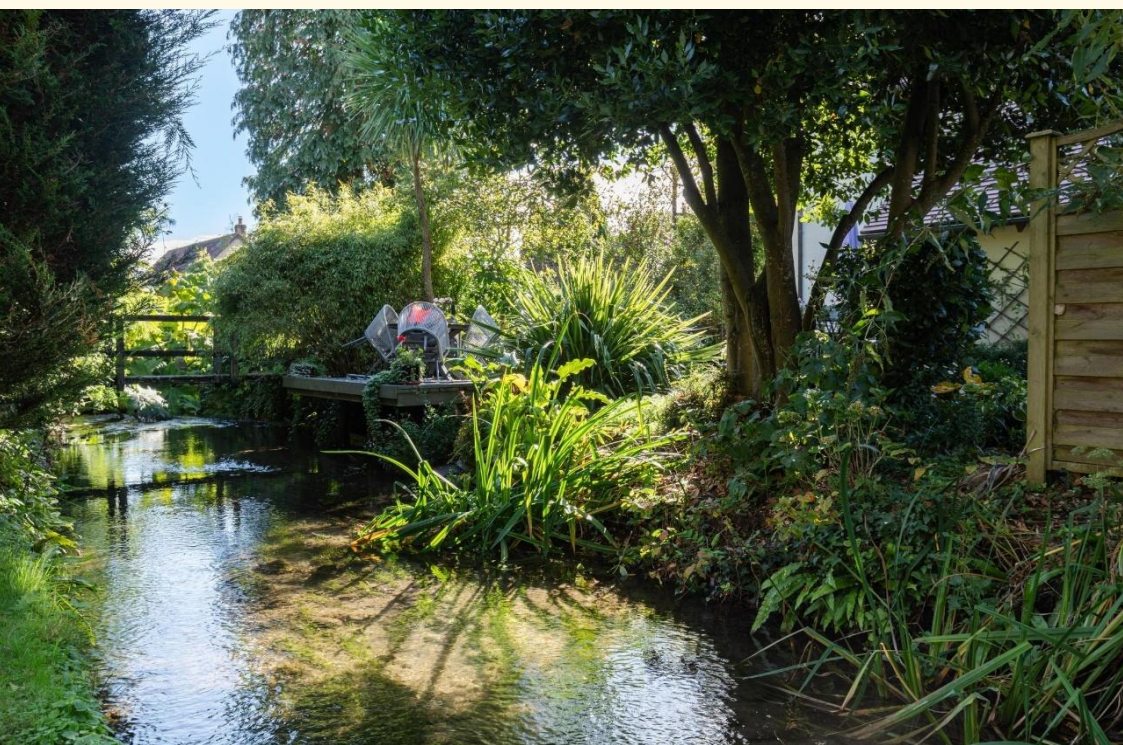
Entry is via an open porch into a welcoming and spacious hallway, finished with attractive wood-effect flooring. From here, access is provided to all principal ground-floor rooms, including a cloakroom and a useful understairs storage cupboard.

The impressive triple-aspect sitting room is a standout feature of the home, showcasing a striking inglenook stone fireplace with fire. French doors open onto the garden, creating a wonderful connection between the indoor and outdoor spaces. Elegant bi-folding internal doors provide a seamless flow through to the adjoining dining room.

The kitchen/breakfast room is finished to a high standard, featuring sleek gloss tiled flooring and a comprehensive range of fitted floor and wall units, complemented by granite work surfaces with an inset china sink and mixer tap. Integrated appliances include an induction hob with extractor hood, microwave, and double oven, with further space available for additional appliances. A generous pantry cupboard provides excellent storage, and there is ample room for dining furniture.

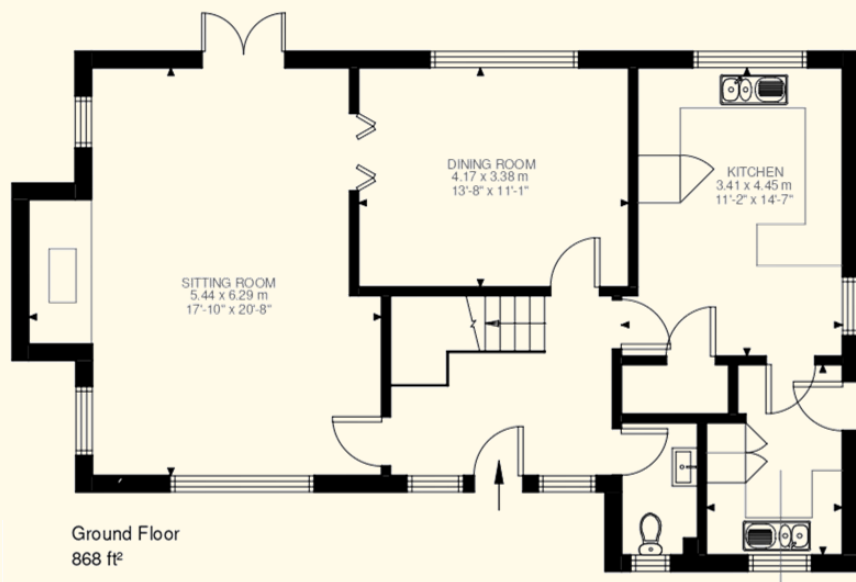
A door leads through to the utility room, which offers additional appliance space, a second sink and drainer, and convenient access to the garden via traditional stable doors.

The first floor has an impressive wrap-around, gallery-style landing and four double bedrooms. All bedrooms offer an element of bespoke storage solutions. The principal bedroom boasts a stylish en-suite comprised of step-in shower and vanity storage. The family bathroom is fitted with a suite consisting of a P-shaped panel-enclosed bath with shower over, a W/C and, wash basin finished with floor-to-wall tiles.



Outside: The garden is a delightful feature of the property, with a paved patio area abutting the rear of the property and offering an ideal spot for outdoor furniture and al fresco dining. A picturesque stream runs along the rear boundary, while the lawn wraps around the side of the house, complemented by an additional patio that connects to the front entrance. Enjoying a south-westerly aspect, the plot is bathed in afternoon and evening sun. To the front, a sweeping driveway provides ample off-road parking and leads to a double garage, accessed via two electric up-and-over doors.

Location: A pretty and sought-after village within Dorset approximately 7 ½ miles north of Dorchester. Sydling St Nicholas is a designated area of Outstanding Natural Beauty and offers an active community and facilities such as a newly refurbished village hall, a church and a popular public house. Further amenities include a village green, dairy farm and watercress farm. The surrounding countryside and hills offer spectacular views and are well served with a network of bridleways and footpaths. A variety of local shops can be found within the nearby villages of Cattistock, Maiden Newton and Cerne Abbas. The nearby county town of Dorchester offers a comprehensive range of amenities as well as the mainline railway services to London (Waterloo) and Bristol Temple Meads.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. ~~Readers must not rely on these details for information~~

Church Hill View, DT2
Approximate Gross Internal Area
161.59 SQ.M / 1739 SQ.FT
(EXCLUDING GARAGE)
GARAGE 31.12 SQ.M / 335 SQ.FT
INCLUSIVE TOTAL AREA 192.71 SQ.M / 2074 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

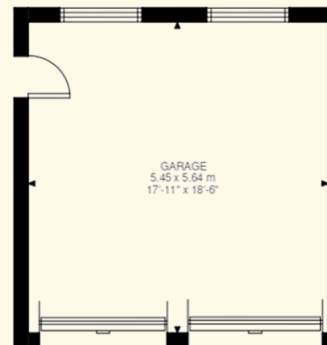
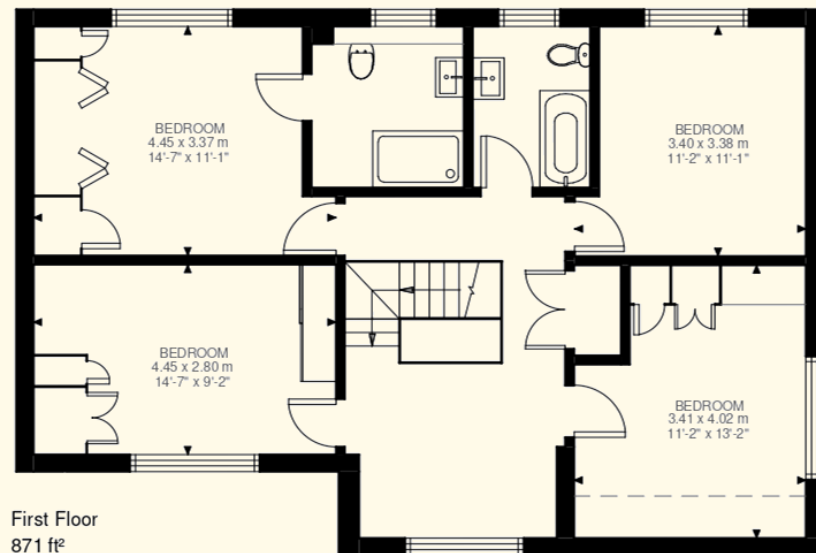
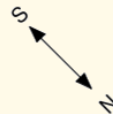


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Agents Notes:

Please note the property is unregistered.

Services:

Mains electricity, water and drainage are connected.
Electrical heating.

Local Authorities:

Dorset Council,
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970

Council tax band F.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

EPC Rating: E

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>