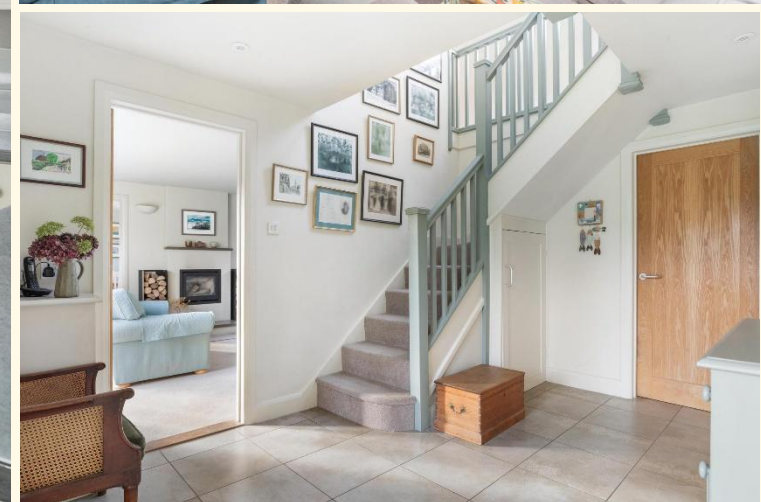




Melstock
Sydling St Nicholas



Set within a conservation area and an Area of Outstanding Natural Beauty, this beautifully presented and extended family home perfectly combines contemporary design with traditional charm. The property features accommodation including a tastefully designed kitchen/diner, utility room and boot room, two generously sized and versatile reception rooms, offering flexibility for modern family living. Throughout the home, hardwood doors and windows complement elegant details such as vaulted ceilings, and Velux skylights, creating light-filled spaces that compliment and enhance the spacious accommodation offered in this wonderful home.

Externally, the property enjoys a beautifully maintained, south-facing front garden, complete with a winding path and views towards nearby countryside. There is also an enclosed rear garden. There is ample parking for multiple vehicles and an oversized single garage is furnished with light and power. EPC Rating: TBC

Sydling St Nicholas is a pretty and well sought-after village within Dorset approximately 7 ½ miles north of Dorchester. Sydling St Nicholas offers an active community and facilities such as a 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 and doctors can be found within the nearby villages of Cerne Abbas and Maiden Newton. 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.

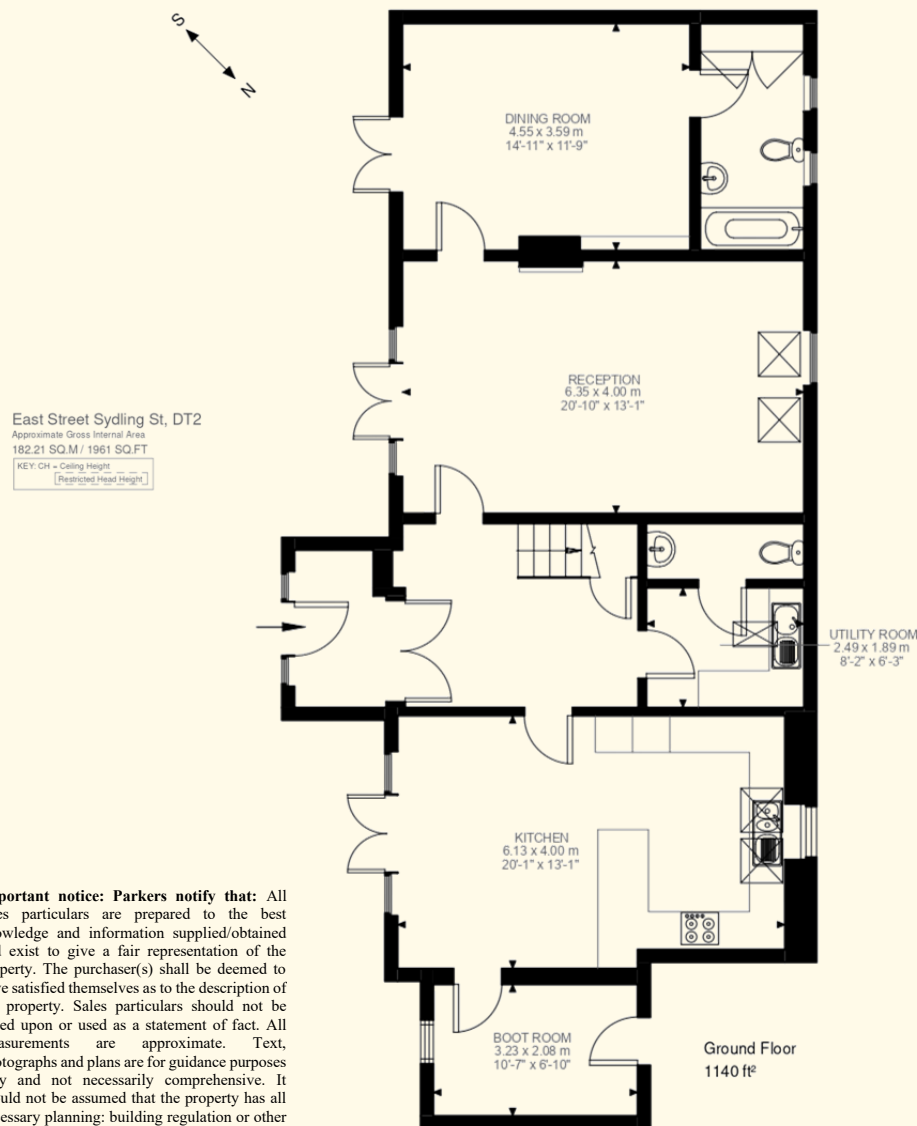


A private track leads to an opening providing ample off-road parking access to the garage. A gate opens onto the substantial and secluded front garden, a beautifully presented space offering a variety of mature plants and trees. The garden is predominantly laid to lawn with multiple patio areas offering space for outdoor seating and dining furniture.

Melstock is mainly timber framed, reinforced and substantially improved in 2012 with high quality sheep's wool insulation. The front and side elevations are lime rendered with decorative timber panels. Upon entrance, a welcoming porch offers convenient space to decant outdoor wear. A glazed door opens into a generous hallway with a staircase to the first floor and useful storage cupboard. This remodelled space is enhanced by two well-positioned skylights that floods the area with natural light. Finished with Porcelanosa floor tiles and a contemporary Farrow & Ball colour pallet, the design flows seamlessly into the kitchen, utility room, and downstairs W/C.

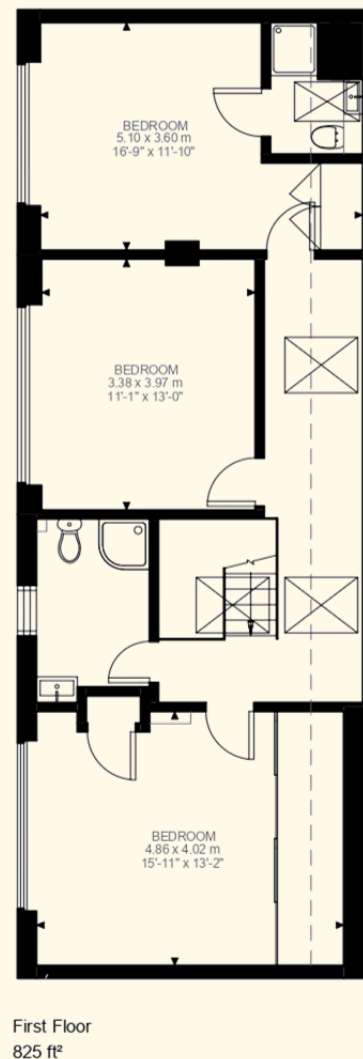
The contemporary kitchen is tastefully designed and offers exceptional space for dining furniture also. The room is fitted with a comprehensive range of modern units, and Neff integrated appliances, including an induction hob, double oven, fridge/freezer and a recently installed Bosch dishwasher. The part-vaulted ceilings have been fitted with Velux windows offering an abundance of natural light. The main reception room enhances the home's charm with stylish décor and a built-in log burner set on a Purbeck stone hearth, creating a warm and inviting atmosphere. Beyond this lies a versatile additional reception room, equally suited as a fourth bedroom, complemented by a private downstairs bathroom.

The first floor opens to a bright and spacious landing, featuring wooden beams and skylights that accentuate the sense of openness. From here, access is provided to three double bedrooms, all benefitting from large front-aspect, oversize windows and attractive views. Two bedrooms include built-in wardrobes while the principal bedroom enjoys an en-suite shower room with a skylight and vanity storage. The family bathroom is fitted with a modern white suite, including a large walk-in shower and finished with neutral tiled flooring.



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. Purchasers must satisfy themselves by inspection or otherwise.

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



Services:

Mains electricity and water are connected.
Oil fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.
There is an Improvement Indicator on this property.

Agents Note:

The neighbour has right of access over the driveway leading to the garage and makes a contribution towards any maintenance.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and ultra-fast 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>

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>