



East Street
Sydling St. Nicholas

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Set within a conservation area and an Area of Outstanding Natural Beauty, this beautifully presented Grade II listed cottage enjoys delightful views over the village green. Brimming with character, the property showcases a wealth of period features, including a thatched roof, exposed brickwork, inglenook fireplace and wooden beams. The home is comprised of three bedrooms, three versatile reception rooms, a well-equipped kitchen, two bathrooms and a utility room. Externally, this charming family home also benefits from an enclosed rear garden, double garage and off-road parking.

Located approximately 7½ miles north of Dorchester, Sydling St Nicholas is one of Dorset's most sought-after villages. This charming location boasts an active community and excellent facilities, including a village hall, a historic church, and an award-winning public house. The village green and surrounding countryside provide spectacular views, complemented by a network of bridleways and footpaths ideal for walking and riding. Nearby villages such as Cerne Abbas, Maiden Newton, and Cattistock offer a variety of local shops, while the county town of Dorchester provides a comprehensive range of amenities and mainline rail links to London Waterloo and Bristol Temple Meads.



Entering through a wooden door into the generously sized dining room, where wooden beams create an immediate sense of warmth and character. Built-in tongue and-groove bench seating adds thoughtful practicality, while flagstone tiled flooring sets a charming cottage tone that flows seamlessly into the kitchen. Here, wooden Shaker style units are complemented by granite work surfaces. The kitchen is well equipped with an electric double oven, a five-ring electric hob with extractor hood and tongue-and-groove splash back, an integrated dishwasher, and a one-and-a-half-bowl inset sink with mixer tap. Natural light pours in through a glazed door opening onto the rear garden. A useful utility room provides additional workspace and room for further appliances, as well as access to the ground-floor W/C. Two versatile further reception rooms both enjoy a dual aspect, each featuring double doors leading out to the garden. The principal living room feels wonderfully inviting, centered around an impressive inglenook fireplace with a wood-burning stove, framed by exposed brickwork and a timber beam perfectly in keeping with the cottage's warm and cozy character.

Character and charm continue on the first floor. The landing leads to three double bedrooms, all enjoying a front aspect with views over the green. The family bathroom offers a bath, separate shower cubicle, dual pedestal sinks, and a W/C. The principal bedroom further benefits from an en-suite shower room and fitted wardrobes.

Externally, to the side of the terrace, a setback space houses the double garage, complete with lighting, power, an up-and-over door. Additionally, an ideal space for off-road parking. The rear garden is mainly laid to lawn, with an area of shingle providing versatility for seating or potted plants, an ideal spot to enjoy the tranquility of this delightful home.

Agents Notes:

Please note that this is a grade II listed building.

We are advised that an EPC is not required.

The property has right of way over neighboring gardens.

Please note there is a small flying freehold where the ensuite to the principal bedroom overhangs the neighboring property.

Services:

Mains electricity and water are connected.

Oil fired central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

The council tax band is D.

There is an Improvement indicator on this property.

Broadband and Mobile Service:

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

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

Flood Risk:

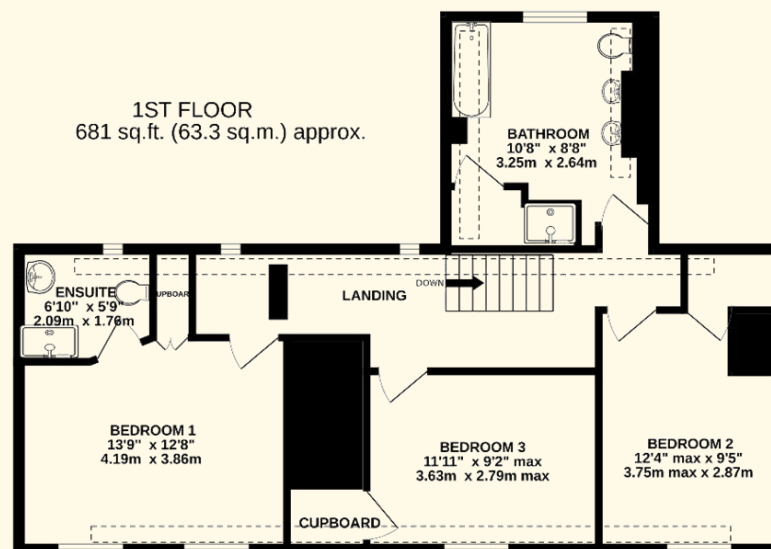
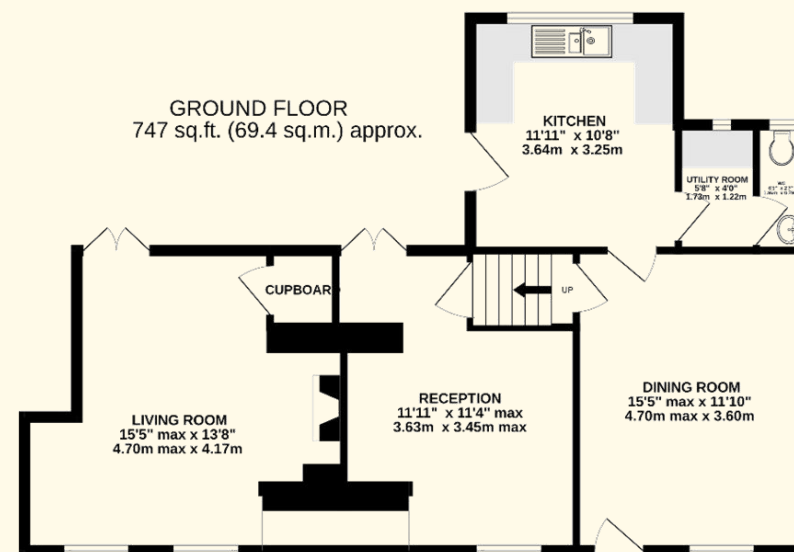
Enquire for up-to-date details or check the website for the most current rating.

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

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>



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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