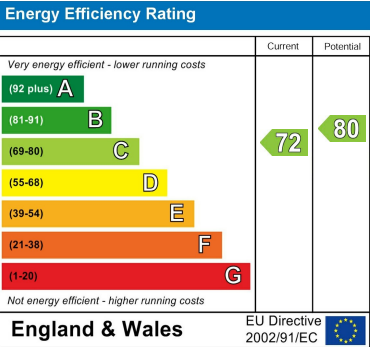


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Lydlinch

Offers In Excess Of  
£525,000

Tucked away in a small village between the towns of Stalbridge and Sturminster Newton, this individually designed modern home offers over 2,000 sq. ft. (192 sq. m) of beautifully appointed, flexible living space arranged over three floors. Combining contemporary elegance with everyday practicality, it's ideally positioned within easy reach of local amenities while enjoying the peace of village life.

From the moment you step into the reception hall—featuring warm oak flooring and a stunning bespoke staircase with sleek glass balustrades—you'll appreciate the quality and attention to detail throughout. Decorated throughout in timeless Farrow & Ball paint, the interiors are calm, cohesive, and beautifully finished.

The spacious sitting room is bathed in natural light and centred around a classic open fireplace, perfect for cosy evenings. The heart of the home is the impressive kitchen/dining room, offering contemporary design, ample storage with built-in appliances, and plenty of space for cooking, dining, and entertaining. A separate study provides an ideal home office or quiet reading nook.

Upstairs, you'll find four generous double bedrooms, including a principal bedroom with en-suite, alongside a stylish family bathroom. The top floor features a superb attic room currently set up as a cinema room—an adaptable space perfect as a fifth bedroom for a teenager, a playroom, studio, or gym. Throughout the upper floors, you'll find ample eaves storage, thoughtfully integrated to keep everyday living clutter-free.

Outside, the rear garden is designed for enjoyment and ease—well-proportioned, low-maintenance, and complete with a useful covered verandah for all-season use. Gated parking and a garage provide secure storage and convenience, with additional off-street parking to the front of the property.

With the vendor suited and a short onward chain, this immaculate and versatile home is a rare find—offering style, space, and flexibility in a desirable location.



## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the front via a storm porch with the front door opening into a welcoming reception hall with a bespoke stairs case with glass balustrades rising to the first floor and oak doors opening to the sitting room, kitchen/dining room, study and cloakroom, which is fitted with a WC and corner wash hand basin. There is oak flooring that continues into the cloakroom and kitchen/dining room adding warmth and a touch of luxury to the rooms.

The spacious sitting room boasts a double aspect with a window to the front and double doors opening out to the rear verandah. Adding character and a homely feel to the room is the fireplace with an open fire - wonderful on a chilly afternoon or winter's evening. Double doors open into the large open plan kitchen and dining room. This room has double doors to the verandah and a window overlooking the rear garden. The kitchen area is fitted with a range of modern Shaker style units consisting of floor cupboards, open shelves, drawer units, including cutlery and deep pan drawers and eye level cupboards and cabinets plus a plate rack, with counter lighting beneath. There is a generous amount of wood effect work surfaces with a tiled splash back and a ceramic one and a half bowl sink and drainer with a swan neck mixer tap. The washing machine and dishwasher are integrated and there is a water softener plus space for a fridge/freezer and range style cooker. A door opens to the drive.

There is also a good sized study with outlook to the front and makes a great work from home space as well as being ideal for homework or a quiet spot for reading.

##### First Floor

Stairs rise to the galleried first floor landing and the bespoke staircase continues to the second floor. Oak doors lead off to the bedrooms and family bathroom. The bathroom is fitted with a modern suite consisting of a bath with a mixer tap and telephone style shower attachment, pedestal wash hand basin and WC. For easy maintenance and cleaning, the walls are mostly tiled and the floor is laid in an attractive slate effect vinyl tile.

There are four bright, good sized double bedrooms with the principal benefitting from wardrobes and over head storage and an en-suite shower room. This is fitted with a stylish and contemporary suite consisting of WC with concealed cistern and marble top, vanity wash hand

basin with mixer tap and marble top plus a large walk in shower with mains shower and choice of hand held or rainfall shower head.

##### Second Floor

A very versatile space that can be adapted to your own personal needs. It would make a great teenager's den, play room or hobbies room and is currently used as a cinema room and has been a gym. There is a very generous amount of eaves storage.

#### Outside

##### Garage and Parking

At the front of the house there is a block paved drive with space to park at least two cars. Double timber gates to the side of the house open to a further block paved drive with enough room for at least two cars and leads up to the garage. This has an up and over door, fitted with light and power and has rafter storage plus a door to the side opening to the garden. It measures 5.41 m x 2.79 m/17'9" x 9'2". Behind the garage, there is a useful timber shed that has light and power.

##### Garden

Immediately to the back of the house there is a verandah making the paved seating area an all season outdoor space to enjoy on warm or wet days. The rest of the garden is laid to lawn with raised beds, retained by sleepers, and planted with a variety of trees and shrubs. The garden is fully enclosed and enjoys a private and sunny aspect.

#### Useful Information

Energy Efficiency Rating C

Council Tax Band E

Sustainable Wood Framed Double Glazing

Oil Fired Central Heating

Mains Drainage

Freehold

Vendors Suited with a short chain

#### Directions

##### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right onto the A357 heading towards Sherborne. At Lydlinch the drive leading to the property will be found on the right hand side almost opposite the turning for Platts. Postcode DT10 2HU - What3words - removers.feared.thudded



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.