



37 High Street



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Sydling St. Nicholas, Dorchester, DT2 9PD

A characterful village cottage in one of Dorset's most sought-after villages, with a versatile layout, established garden and countryside on the doorstep.

- Grade II listed period cottage
- Two reception rooms
- Exposed timbers, oak floors and fireplaces
- Set within idyllic chalk valley and countryside
- Council Tax Band D
- Three bedrooms. Two bathrooms
- Kitchen & separate utility
- Kitchen/ dining room with French doors onto the garden
- AONB and beautiful conservation area
- Freehold

Guide Price £399,950

DESCRIPTION

There is something particularly appealing about this cottage. Set in the heart of Sydling St Nicholas, surrounded by the village's thatched cottages and beautiful countryside, this is a home that feels wonderfully removed from the everyday. Behind its pretty exterior is an atmospheric and surprisingly versatile interior, where the history of the building is evident throughout. Exposed timbers, oak floors, fireplaces and an array of interesting architectural details give each room its own character.

The sitting room is a cosy retreat, centred around a wood-burning stove, while the kitchen and dining room provides a more sociable space with doors opening onto the garden. A bedroom on the ground floor adds useful flexibility and could equally become a home office, studio or creative space. Upstairs are two further bedrooms, including the principal bedroom with its en-suite bathroom.

The garden feels like a natural extension of the house. Established planting, mature shrubs and a peaceful outlook create a wonderfully private place to sit, entertain or simply enjoy village life. There is also informal parking to the side of the cottage.

Sydling St Nicholas is the sort of village where the setting is part of the appeal — a beautiful chalk valley, historic houses, superb pub, walks from the doorstep and a strong sense of community. 37 High Street offers the opportunity to become part of it, whilst having a home with plenty of its own personality.

SERVICES

Mains electricity, water and drainage. Electric Central Heating
Predicted broadband services and mobile coverage can be found on the Ofcom website.
Local Authority: Dorset Council. Sydling St Nicholas Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset



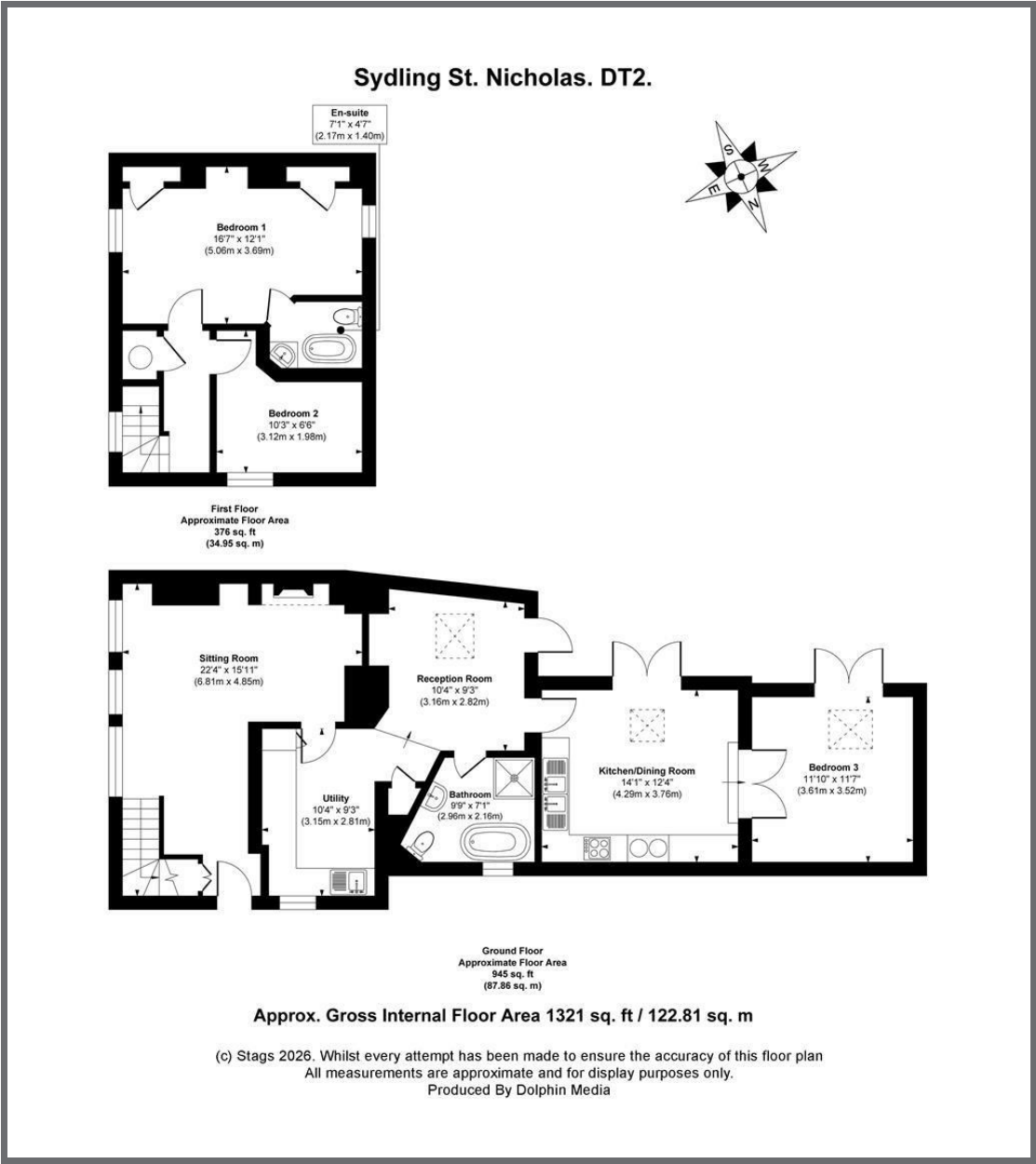


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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