37 High Street

STAGS

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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 idyillic chalk valley and countryside
- Council Tax Band D
- Three bedrooms. Two bathrooms
- KItchen & seperate 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.

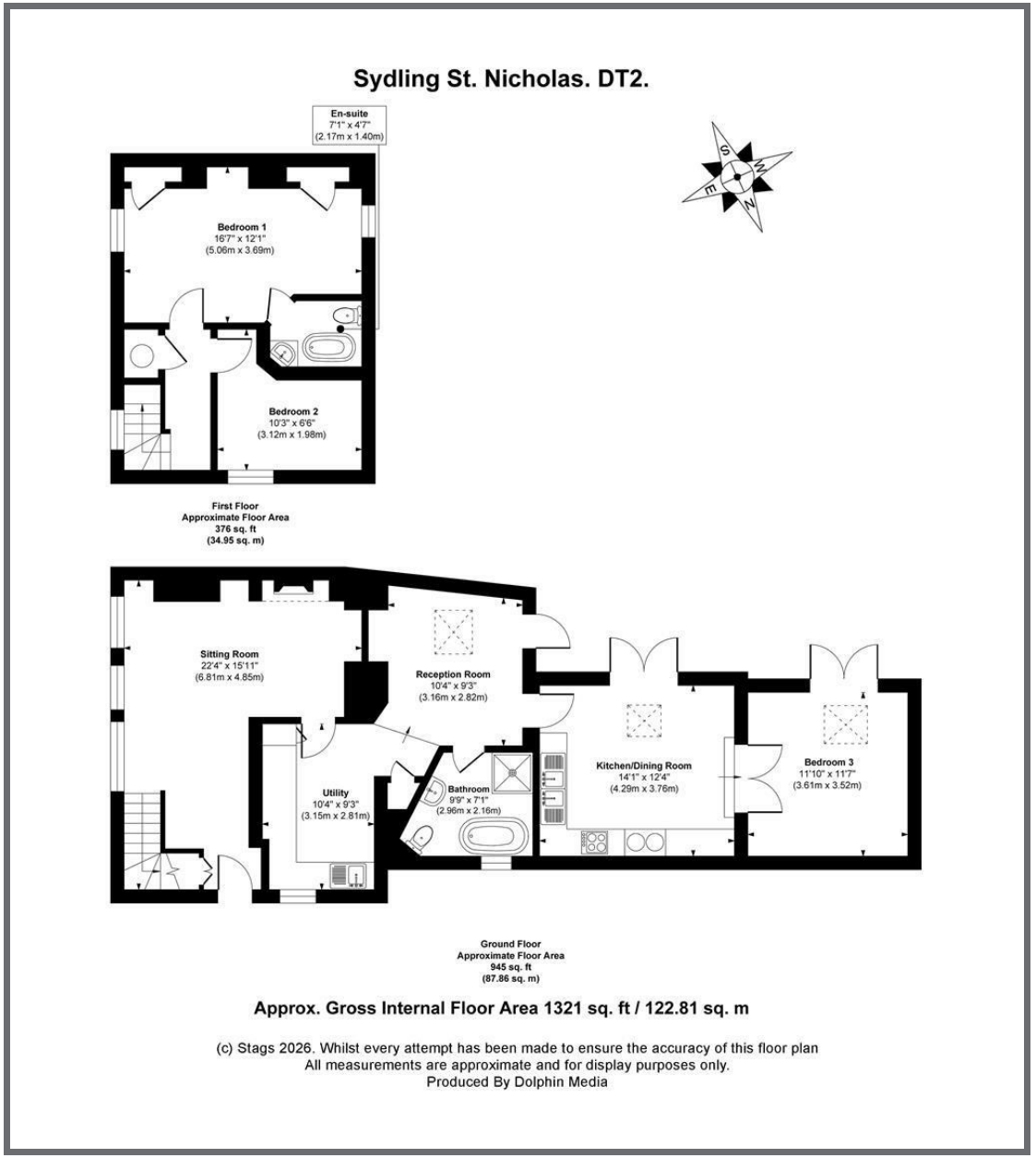
The sitting room is a cosy retreat, centred around a wood-burning stove, while the kitchen and dining room provides a more sociable space with doors opening onto the garden. A bedroom on the ground floor adds useful flexibility and could equally become a home office, studio or creative space. Upstairs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

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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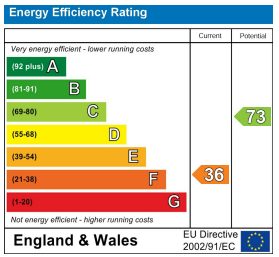

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