



Symonds
& Sampson

High Street

Sydling St. Nicholas, Dorchester, Dorset

37 High Street,

Sydling St. Nicholas,
Dorchester, Dorset, DT2 9PD

A charming three bedroom end terrace period cottage in a desirable village, full of character with a beautiful wildlife-friendly garden.



- Grade II Listed
- Extended period cottage
 - Three bedrooms
 - Two reception rooms
 - Beautiful garden
- Popular village location

Guide Price **£425,000**

Freehold

Dorchester Sales
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THE PROPERTY

This charming period cottage is set within the conservation area of a highly sought-after village, just a short walk from the local pub and surrounded by picturesque countryside.

The front door opens into a delightful sitting room, featuring engineered oak flooring, exposed beams, and an attractive fireplace with a wood-burning stove. Leading off the sitting room is a practical utility room with space for white goods. From here, the dining room provides access to the rear garden.

The kitchen forms the heart of the home, boasting a vaulted ceiling and a range of fitted wall and base units, with double doors opening out to the garden. A further set of double doors leads into an additional reception room, currently used as a third bedroom, offering flexible living accommodation.

The ground floor is completed by a well-appointed bathroom comprising a WC, wash hand basin, roll-top bath, separate shower, and heated towel rail.

Returning to the sitting room, stairs rise to the first floor, where there are two bedrooms, both enjoying charming character features such as exposed beams and deep window sills. The principal bedroom also benefits from its own en-suite bathroom.

OUTSIDE

The property enjoys a beautifully maintained garden with colourful, well-stocked borders, along with a variety of mature shrubs and trees. Designed with biodiversity in mind, the garden provides a rich habitat for wildlife, supporting an array of flora and attracting butterflies, moths, dragonflies, and bees.

SITUATION

37 High Street is situated within the Conservation Area of this unspoilt village which lies in a sheltered chalk valley, surrounded by some beautiful countryside. It is situated towards the centre of the village which has an active community with a village hall, parish church, and the renowned Greyhound public house.

Cerne Abbas is about 2 miles with its acclaimed first school, doctors' surgery and dispensary, village store, tea room and three public houses. Maiden Newton, about 4 miles to the west, offers a good range of local facilities including a railway station on the Dorchester to Bristol Meads line. Dorchester, Sherborne and Yeovil all have mainline railway connections to London/Waterloo.

There is excellent schooling in the area; state schools in Dorchester include St Osmond's, Dorchester Middle School and Thomas Hardy; preparatory schools include Sunninghill, Leweston, Perrott Hill and Sherborne; public schools include the Sherborne Schools (boys and girls), Leweston, Bryanston, Clayesmore, Milton Abbey and Canford.

There are a variety of sporting facilities and leisure pursuits in the area, including golf at Sherborne and Dorchester, sailing and water sports along the Jurassic Heritage coastline. The surrounding rolling countryside is accessible from the village via lanes, footpaths and bridleways.



High Street, Sydling St. Nicholas, Dorchester

Approximate Area = 1160 sq ft / 107.7 sq m

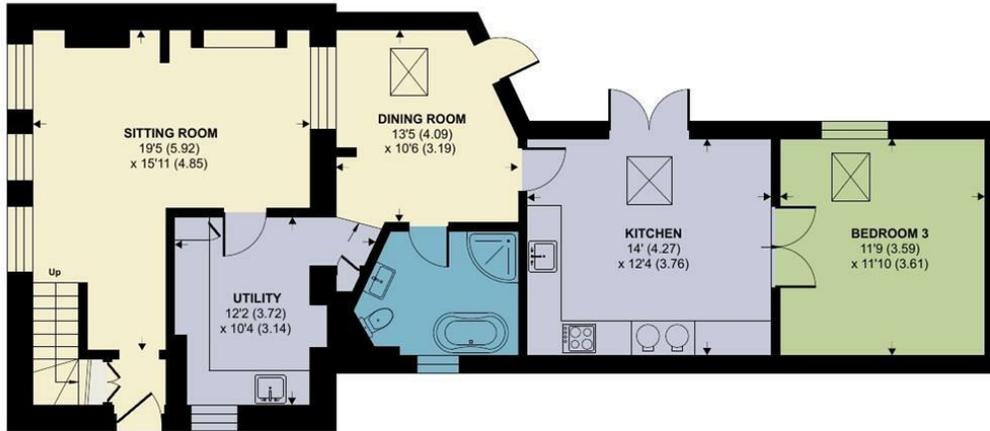
Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 1220 sq ft / 113.2 sq m

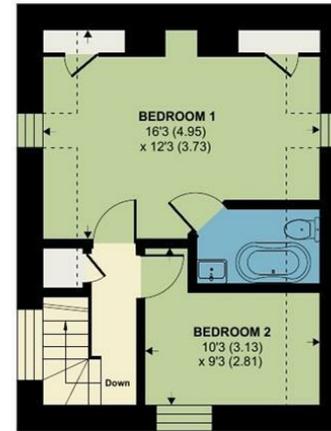
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

DIRECTIONS

What3words:///debater.workloads.out

SERVICES

Mains electricity, electric heaters, wood burner, water and drainage.

Mobile - Mobile coverage is good outdoors and indoors.

Broadband - Superfast speed speed is available.

(<https://www.ofcom.org.uk>).

Local Authority Dorset Council Tel: 01305 251010

Council Tax Band E

MATERIAL INFORMATION

The property is within a conservation area. The vendors advises there is a private right of way through the property benefiting the neighbouring property owner for the purpose of a secondary access to their garden. Use during the vendors' occupancy has been occasional and with prior notice. The vendors have undertaken a number of sensitive repairs and improvements during their ownership including replacing the thatch ridge in 2022, installation of secondary glazing throughout, relocation of the kitchen and installation of a new utility room. The property was redecorated externally in 2025. Listed building consent was obtained where applicable.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1419308



Dorchester/ATR/23.03.2026



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