



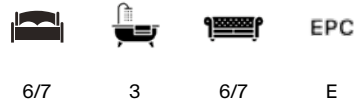
# EAST HOUSE

Sydling St. Nicholas, Dorchester, Dorset



# AN IMPRESSIVE GRADE II\* LISTED GEORGIAN HOUSE

offering well presented accommodation and located in the popular  
and pretty village of Sydling St Nicholas with easy access to both  
Dorchester and Sherborne.



Local Authority: Dorset Council

Council Tax band: H

Tenure: Freehold

Postcode: DT2 9PB What3words://glance.waking.glow

Services: Mains water, electricity and drainage. Oil-fired central heating

Viewings strictly by appointment only through Knight Frank LLP



## LOCATION

East House is situated in the quiet village of Sydling St Nicholas, which is in a beautiful valley within an Area of Outstanding Natural Beauty. It has immediate access to miles of wonderful walks and the village has an active community centred around the popular Greyhound Inn pub and the parish church. The neighbouring and larger village of Cerne Abbas has a village shop, primary school, three pubs and GP surgery, with the county town of Dorchester also nearby and able to meet day to day needs. There are railway stations in Dorchester, Yeovil and Sherborne, all with regular and direct services to London Waterloo. The airports at Bournemouth, Exeter and Southampton are all relatively close by offering connections within the UK and to many international destinations. The area has excellent schooling from both the private and state sectors including the well-regarded Thomas Hardye School (State secondary) in Dorchester plus Bryanston, Milton Abbey, Clayesmore and the Sherborne schools from the independent sector.







## THE PROPERTY

East House stands prominently in the village and is a handsome Georgian home of classical proportions with a Grade II\* listing being of architectural and historical importance. Set well back from the village lane behind a decorative red brick wall, East House has a lovely private setting within the village. It has retained many distinctive architectural features including tall, wide sash windows, an open fireplace in the drawing room and plentiful original joinery decorated with flourishes of the Indian sub-continent. It has been restored to a very high standard by the current owners and now presents a modern yet timeless, classical period style. The ground floor accommodation provides three nicely proportioned formal reception rooms, kitchen with adjoining breakfast room and a very pretty garden room which enjoys a view of the courtyard and garden. On the first floor there are four double bedrooms, a bathroom and shower room alongside an east-facing first floor study. The second floor has a further two double bedrooms, sitting room, kitchenette and bathroom, providing a perfect set up for potential multi-generational living, with wonderful views over the neighbouring hills.







## GARDEN AND GROUNDS

East House is approached off the village lane via two driveways, one on either side of the house, providing plenty of parking and access to the large garage on the north boundary. The lawned, front garden is bisected by a path paved with mill stones that passes through an avenue of clipped box obelisks leading to a flight of steps and the front door. Immediately behind the house is a wide paved terrace overlooked by the garden room and studio/home office, ideal for alfresco dining and entertaining. From the terrace a flight of steps leads up to the main area of private garden enclosed by mature trees and hedging, divided into two by a tall, south-facing wall. At the top of the garden is an open-fronted thatched summer house with far-reaching countryside views, where Thomas Hardy reputedly used to read to the local school children. The lawn between the terrace and the summer house is fringed by borders stocked with roses, flowering shrubs and herbaceous perennials that providing seasonal colour.





Approximate Gross Internal Floor Area

Main House: 5,175 sq ft / 481 sq m

Outbuildings: 507 sq ft / 47 sq m

Garage: 293 sq ft / 27 sq m

Total Area: 5,975 sq ft / 555 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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