



Dorchester Road  
Sydling St Nicholas  
£725,000



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PROPERTY CONSULTANTS & VALUERS





Situated in the highly sought-after village of Sydling St Nicholas, this beautifully presented property offers a blend of characterful charm and modern convenience. Including a roof replacement in 2020, this stylish property also undertook entire high-end internal renovations designed for both comfort and style. Key Features include a new, redesigned kitchen in 2020, plus ensuite facilities to both bedrooms on the first floor. There is a tranquil and mature garden with decking area and river-side view. EPC rating D.

Nestled within the Dorset National Landscape, Sydling St Nicholas is a quintessential “chocolate box” village, defined by its winding chalk stream and flint-and-thatch cottages connected by small stone bridges. While the village maintains a peaceful atmosphere, it also offers essential community amenities centred around the Sydling St Nicholas Village Hall—a modernised hub hosting a range of fun activities from pilates, community lunch, watercolour painting and table tennis to name a few. The Parish Church of St Nicholas stands as a historic focal point, featuring a 15th-century structure with a rare 1593 tower clock and a Norman font. The village also benefits from a highly popular public house, while the county town of Dorchester lies just 6.4 miles to the southeast, offering a wide range of shopping, leisure, healthcare, and transport links. The area balances rural seclusion with a strong sense of community. The Jurassic Coast is approximately 16 miles to the west, and the surrounding landscape is a haven for wildlife enthusiasts, with several Dorset Wildlife Trust reserves, such as Haydon Hill and Nunnery Mead, located within a short drive. The area also offers a wealth of picturesque countryside walks directly from the house.



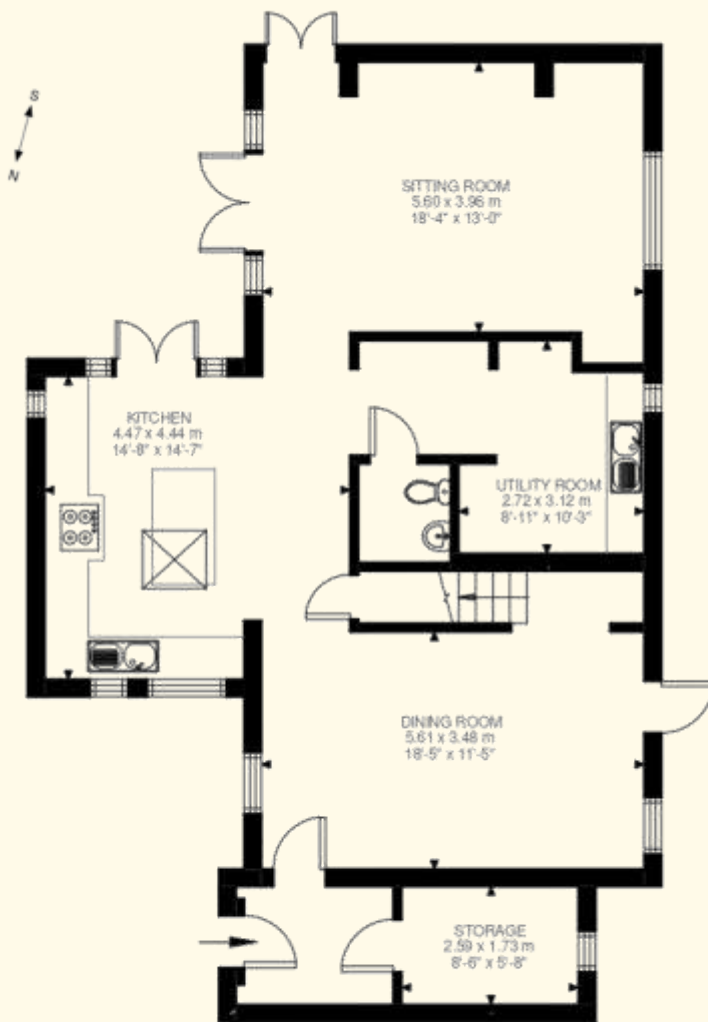
The entrance to this lovely home leads through to the formal dining room featuring elegant slate flooring. This space flows seamlessly into the heart of the home and a further door offers access to a useful porch area and storage cupboard housing the boiler unit. The elegant and stylish kitchen is fitted with a range of units and boasts wood-effect flooring tiles and integrated appliances including a 7-ring gas hob with an external extractor, an electric oven, fridge, dishwasher, and a boiling water tap. A beautiful hanging light fixture sits above the central island with wooden surface. Electricity is connected into the island. An electrically controlled skylight offers further natural light to the room. The reception room is a spacious, triple aspect room centred around a stunning multi-fuel fire set within a magnificent Inglenook fireplace. A separate utility room, with further storage and 1.5 bowl sink, provides space for a washing machine and freezer. A ground floor W/C services the rooms on this floor.

The staircase leads from the dining area to a unique mezzanine level overlooking the kitchen, currently utilised as an open office space with a built-in desk and shelving. On this floor are two spacious double bedrooms, both offering stylish and modern ensuite facilities. One of the bedrooms has been tastefully fitted with built-in wardrobes.

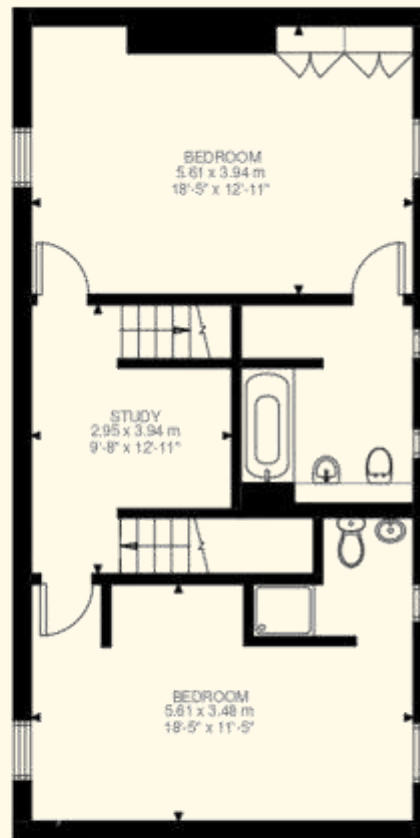
Occupying the second floor is the principal bedroom, an expansive double room. Between the two rooms located on this floor is a shower room with built-in storage. The second room on this floor is currently utilised as a guest sitting room with sofa bed for flexible sleeping arrangements, expanding the versatility to this fabulous home.

Externally, the frontage of the property has a well-stocked herbaceous border together with Wisteria and roses. The rear garden is a true retreat and has the addition of night illumination of trees and shrubs. Two sets of French doors from the property lead to a decking area perfect for outdoor dining. The chalk stream flows through the back of the garden, with additional decking overlooking the water. There are multiple external electricity points, and a dedicated wood storage area. A previous hot tub area has been converted to a patio, but the electrical connections remain in place for future use. The property includes access to a single carport via access over the shared driveway.

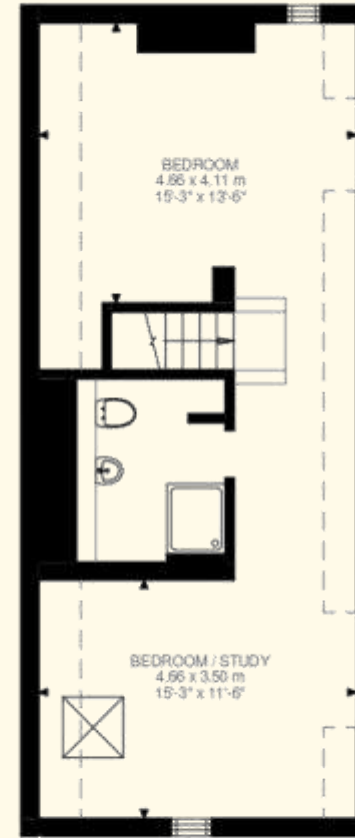




Ground Floor  
981 ft<sup>2</sup>



First Floor  
709 ft<sup>2</sup>



Second Floor  
590 ft<sup>2</sup>

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Dorchester Road, DT2

Approximate Gross Internal Area  
211.87 SQ.M / 2281 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

#### Services:

Mains electricity, water and drainage are connected.  
LPG gas fired hob.  
Oil fired central heating.

#### Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.  
<https://check-long-termfloodrisk.service.gov.uk/risk#>

#### Local Authorities:

Dorset Council,  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ  
Tel: 01305 211970  
Council tax band F.

#### Agents Notes:

Please note there are two Tree Preservation Orders at the property.

#### Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit  
<https://checker.ofcom.org.uk>

#### Stamp duty

Stamp Duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>