



18 High Street, Sydling St. Nicholas, Dorset



A charming mid-19th century terraced house set in a pretty and popular village in the Sydling valley.

Location

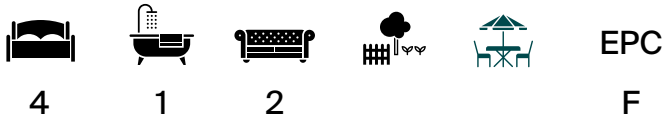
18 High Street is situated in the peaceful, unspoilt village of Sydling St Nicholas in a beautiful valley within an Area of Outstanding Natural Beauty. It has immediate access to miles of wonderful walks and the village has an active community centred around the popular Greyhound Inn pub and the parish church. The neighbouring and larger village of Cerne Abbas has a village shop, primary school and a GP surgery. Dorchester is nearby for most day to day needs plus a mainline railway station and the county has a wide choice of popular schools from both the state and independent sectors.

A37 1.7 miles, Cerne Abbas 2.5 miles, Maiden Newton station 3.5 miles, Dorchester (Waterloo 2.5 hours) 8 miles, Sherborne 14 miles, West Bay 17 miles, Weymouth 17 miles, Bournemouth Airport 38 miles.

(Distances and time approximate)

18 High Street

Situated in the centre of the village, 18 High Street is a mid-terrace and Grade II listed cottage set back and above the village lane. The exterior render is scribed to resemble cut stone and it has a Welsh slate roof, sash windows, interior wainscot panelling and elegant open fireplaces. It has two lovely reception rooms overlooking the lane and a rear-facing kitchen/breakfast room that looks out onto the terrace and rear garden. On the first floor are the family bath and shower room and two double bedrooms with views of the surrounding countryside and there are two further bedrooms in the roof space.





Property Information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Electric night storage heating.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk).
Tax Band E.

Directions (Postcode DT2 9PD)

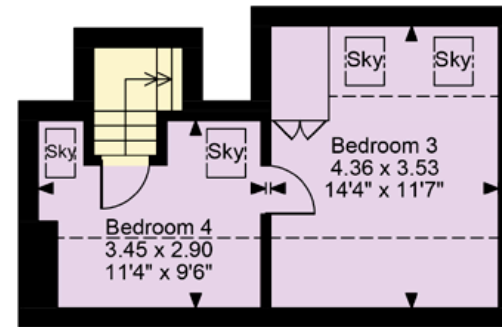
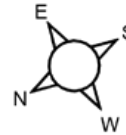
what3words:///cowboys.punctual.edicts

From Yeovil head south from the roundabout by The Quicksilver Mail pub on the A37 towards Dorchester. After 10.2 miles turn left, signed to Sydling St Nicholas. Travel down the hill for 1.2 miles and then turn right, again signed to Sydling St Nicholas. Continue into the village, passing The Greyhound Inn on the left and the property will be found on the left 70 yards after the pub.

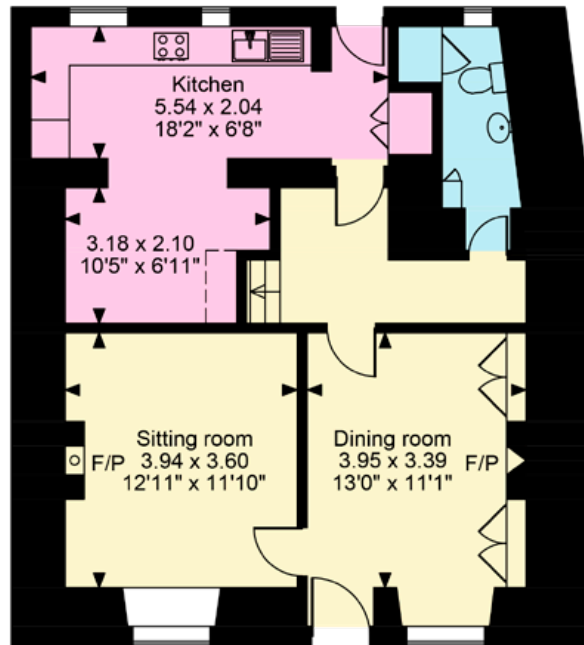
Approximate Gross Internal Floor Area

Main House: 128 sq.m / 1,372 sq.ft

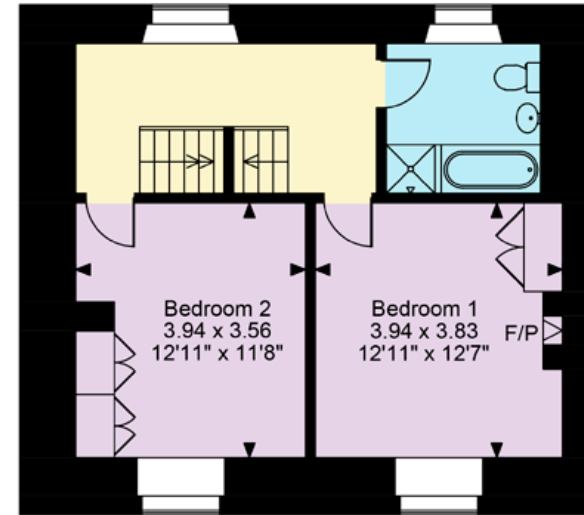
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Ground Floor



First Floor

Knight Frank
15 Cheap Street
Sherborne
DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more

Simon Barker
01935 810064
simon.barker@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated October 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.