



EAST HOUSE

SYDLING ST NICHOLAS • DORSET

savills

EAST HOUSE

SYDLING ST NICHOLAS • DORCHESTER • DORSET • DT2 9PB

A MOST HANDSOME 18TH CENTURY LISTED GRADE II* HOUSE IN
ONE OF DORSET'S PRETTIEST VILLAGES

ACCOMMODATION

Entrance Hall • Cloakroom • Drawing Room • Dining Room • Sitting Room • Kitchen • Breakfast Room
Utility Room • Boot Room • Garden room • Cellars • 6 Bedrooms • Study • 2 Bathrooms • Shower Room
2nd floor Sitting Room & kitchenette • Stone Barn converted to studio • Thatched Summer House

Garage and parking • Mature landscaped gardens • In all just Under Half an Acre



Savills Wimborne

Wessex House, Wimborne
Dorset, BH21 1PB
ashley.rawlings@savills.com
01202 856873





SITUATION

East House is located in the heart of this most picturesque and popular of villages nestled in the Dorset Chalk Downs which have changed little in centuries. The village is peaceful and unspoilt, with many character and period properties, situated within a designated area of outstanding natural beauty. The village is thriving with an active community centred around the popular Greyhound public house and the fine parish Church of St Nicholas. About 8 miles South is the county town of Dorchester which has an excellent range of facilities including two Waitrose supermarkets and a railway station, to the North are Yeovil and Sherborne also well served for shopping facilities. Nearby the larger village of Cerne Abbas (about 2 miles) has a thriving village shop and post office, first school, three public houses and a doctors' surgery.

DESCRIPTION

Unquestionably one of the finest houses in Sydling St Nicholas, East House is a most handsome Georgian village property with classical

proportions and is justifiably Listed Grade II*, as being of architectural and historical importance. The house is set back from the road behind a decorative brick wall and the principal elevation is of red brick in Flemish bond with a hipped clay-tile roof. Thought to have been constructed in the late 18th century the well laid out accommodation is arranged over three floors and retains many original period features including sash windows, open fires, dado rails and ornate alcoves. The house has been sympathetically restored and enhanced in recent years by the present owners and now provides a modern functioning family home but with timeless classical period style at the same time. On the ground floor there are some nicely proportioned formal reception rooms as well as a kitchen / breakfast room and additional garden room. On the first floor there are four bedrooms, a bathroom and shower room and the top floor provides the option for use as a self-contained guest flat and comprises of a spacious sitting room with views over the neighbouring hills. Two double bedrooms, bathroom and kitchenette.

OUTSIDE

The property is approached through wrought iron gates. There is a private driveway leading to the garage and converted stone barn. The gardens are a major feature of the property and extend to just under half an acre. To the front is a pretty walled garden mostly laid to lawn and with a central stone path from the lane with original millstones and wide steps leading to the front door. Immediately to the rear of the property is a paved area with a low level stone and flint wall. From there steps lead up to the main garden which rises gently to the rear (West). The garden is mature, secluded and well stocked with colourful borders, hedging and trees. From the garden there are far reaching views over the surrounding hills with direct access to superb walking countryside. At the top of the garden is a particularly charming open fronted thatched summer house providing a peaceful retreat.



EDUCATION

The area is noted for its excellent schools. There is a well regarded first school in Cerne Abbas and further state schools including St Osmunds, the Middle School and Thomas Hardye School, all in Dorchester. Private schools include Sherborne School for Girls, Sherborne School for Boys, Sherborne Preparatory School, Sunninghill Preparatory in Dorchester, Leweston, Hazlegrove, Port Regis and Perrott Hill.

SPORT AND RECREATION

There is an excellent range of sporting and leisure pursuits in the area including golf at Dorchester Came Down, Yeovil and Sherborne golf clubs. The Jurassic coast is approximately half an hour away by car and is a designated a UNESCO World Heritage site and is well known for its spectacular coastal path, sailing and water sports at Weymouth and the National sailing academy is based at Portland. Horse racing at Wincanton, Salisbury, Exeter, Bath and Taunton. Walking and riding in the surrounding countryside where there is an excellent variety of footpaths and bridleways.

DIRECTIONS (DT2 9PB)

From Dorchester head North on the A37 taking the turning on the right hand side as you exit the village of Grimstone. Continue on this lane for about 4 miles and enter Sydling St Nicholas. East House is on the left hand side just past the village hall.

TENURE

Freehold.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

LOCAL AUTHORITY

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ - 01305 251010

VIEWING

Strictly by appointment with Savills.

POST CODE

DT2 9PB



East House, High Street, Sydling St.Nicholas, Dorchester Dorset DT2 9PB

Gross Internal Area (Approx)

Main House 481 sq m /5,175 sq ft

Outbuildings 47 sq m /507 sq ft

Garage 37 sq m /293 sq ft

Total Area 555 sq m /5,975 sq ft



Important Notice: Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 16042021SB



SAVILLS.CO.UK