



GREYSTONES

SYDLING ST. NICHOLAS, WEST DORSET

JACKSON-STOPS



GREYSTONES
3 HIGH STREET
SYDLING ST. NICHOLAS
DORCHESTER, DORSET, DT2 9PB

A CHARMING DISTINCTIVE PERIOD PROPERTY OF IMMENSE CHARACTER IN A PEACEFUL UNSPOILT DORSET VILLAGE.



DISTANCES

CERNE ABBAS 2.6 MILES
DORCHESTER 8.1 MILES
YEOVIL 13.3 MILES
SHERBORNE 14.3 MILES

ACCOMMODATION - MAIN HOUSE

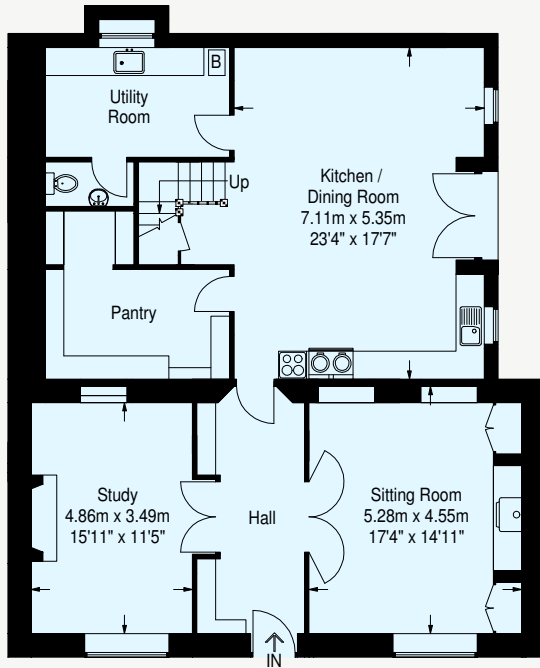
- The property is Grade II Listed
- GROUND FLOOR
 - Hall
 - Sitting room
 - Study/sitting room
 - Open plan kitchen/dining area
 - Pantry
 - Utility room
 - Cloakroom
- FIRST FLOOR
 - Galleried landing
 - Principal bedroom with en suite bathroom & dressing room
 - Second bedroom with en suite bathroom
 - Study/bedroom 3
- SECOND FLOOR
 - Bedroom 4
 - Bedroom 5
 - Separate WC

ACCOMMODATION - ANNEXE

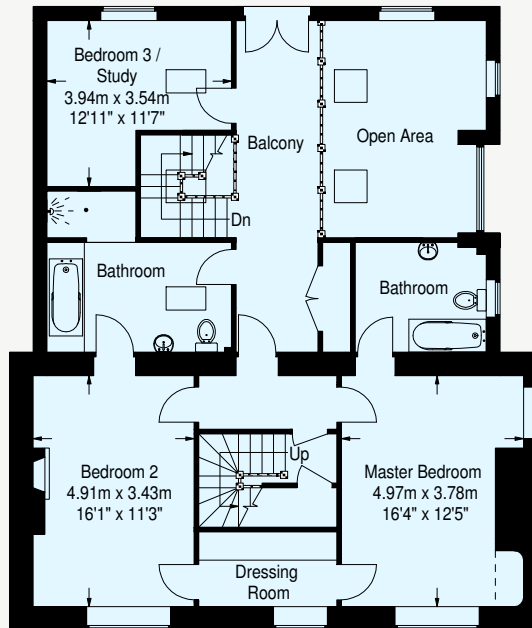
- Open plan studio/kitchen
- Bathroom
- Conservatory
- Boot room
- OUTSIDE
 - Mature gardens, greenhouse
 - Driveway with parking & garaging

Approximate Gross Internal Area :-
 Main House :- 301 sq m / 3240 sq ft
 (Of Which 29 sq m / 312 sq ft Is Reduced Headroom)
 Annexe (Excluding Garage) :- 87 sq m / 936 sq ft
 Garage :- 28 sq m / 301 sq ft
 Total :- 416 sq m / 4478 sq ft

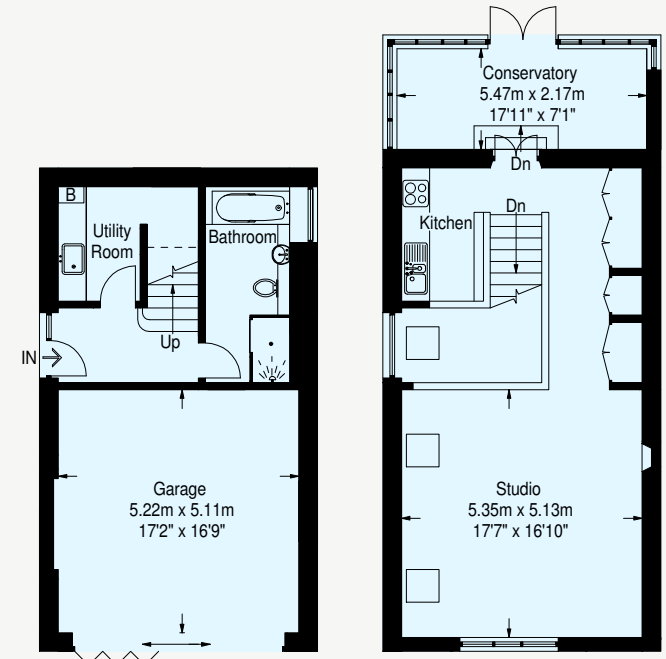
--- = Reduced headroom
 below 1.5 m / 5'0"



Ground Floor



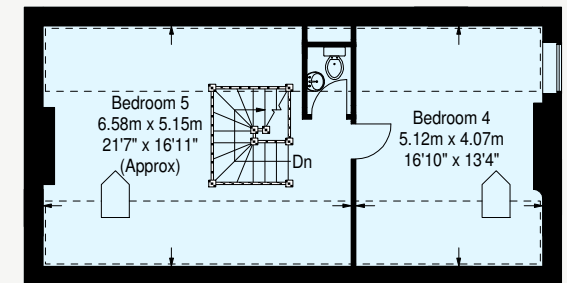
First Floor



Annexe - Ground Floor

Annexe - First Floor

(Not Shown In Actual Location/ Orientation)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY

Greystones, which is Listed Grade II, has a charming façade of banded stone and flint with stone mullion windows. A stone plaque above the front door has the date 1733 but the property is thought to have earlier origins and is mentioned in Pevsner's 'Buildings of England'.

During recent years the property has undergone extensive refurbishment and enlargement. It skillfully blends the qualities of the original architecture with more contemporary and versatile accommodation. Great attention was paid to the use of quality fittings.

THE ANNEXE

A particular feature is the annexe, which is adaptable for a variety of uses ancillary to the main house with a conservatory at the rear overlooking the charming, well stocked gardens.

OUTSIDE

The gardens are an outstanding feature of the property. At the front of the house a central pathway which leads to the front door flanked by a delightful enclosed garden. There is a small area of maturing fruit trees enclosed by railings and an old flint wall.

To the side, vehicular access provides parking for several cars and leads to a double garage with power and light.

The garden to the rear includes a terrace and walkways leading to the main area of garden which has a rich variety of shrubs, trees and climbers with a distinctive Alitex greenhouse at the far end.





LOCATION

For anyone wishing to live amongst some of the most beautiful countryside in the south west, it would be hard to beat this area of Dorset. The picturesque village of Sydling St Nicholas, nestling in the Dorset Downs, is peaceful and unspoilt, with many character and period properties, situated within an Area of Outstanding Natural Beauty. The village has an active community, the popular Greyhound public house and the fine parish Church of St Nicholas. The larger village of Cerne Abbas, just over 2 miles away, has a thriving village shop, first school, three public houses and a doctors' surgery.

Sydling St. Nicholas lies about 8 miles north west of the county town of Dorchester and is within easy access of Yeovil and Sherborne. All these towns have main line services to London Waterloo as well as a good variety of shopping and leisure activities.

SPORTING & RECREATION

There is an excellent range of sporting and leisure pursuits in the area including golf at Dorchester Came Down, Yeovil and Sherborne; sailing and water sports at Weymouth and racing at Wincanton, Salisbury, Exeter, Bath and Taunton. There are a variety of footpaths and bridleways for walking and riding in the surrounding countryside. The World Heritage Jurassic coast is approximately half an hour away and is well known for its sailing, water sports and its spectacular coastal path and beaches.

EDUCATION

This area is renowned for its schooling. There is an excellent first school in Cerne Abbas and further state schools including St Osmunds, the Middle School and Thomas Hardy School, all in Dorchester. Public schools include the Sherborne Schools: Canford, Milton Abbey, Bryanston, and Leweston.



Preparatory schools in Sherborne include Sandroyd, Perrot Hill and Sunninghill school in Dorchester.

PROPERTY INFORMATION

SERVICES:

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

COUNCIL TAX:

Main House: Band F

Annexe: Band A

EPC:

Main House: D

Annexe: D

LOCAL AUTHORITY:

Dorset Council 01305 251000

VIEWINGS:

Strictly by appointment with Jackson-Stops

TENURE:

Freehold with full vacant possession upon completion.

DIRECTIONS

Navigation by what3words:///shells.though.pines

From Dorchester take the A37 Yeovil road. After about 4 miles as you leave the village of Grimstone, turn right signed Sydling St Nicholas. Go under the railway bridge up the valley to the village. On entering the village go past the Village Hall on your right hand side and Greystones will be found on the left hand side just past Church Lane.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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