

# Orchard House, Chydyok Road







# Orchard House, Chydyok Road

Chaldon Herring, Dorchester, Dorset, DT2 8DL

A modern country home with character, set in an acre of private gardens and only 1.5 miles from Dorset's stunning coastline.

- 5 bedrooms. 3 reception rooms
- Quiet lane no passing traffic
- Good transport links
- Ample parking on driveway
- Wonderful views
- 1.5 mile walk to the coast
- Village location
- 1 acre of grounds
- No forward chain
- CTB G | Freehold

## Guide Price £900,000


Stags Dorchester

Dorchester,

01305 443443 | dorchester@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk


STAGS

@StagsProperty

## The property

Built in 2004 with attractive stone elevations beneath a traditional thatched roof, Orchard House has all the character and visual appeal of a classic period cottage, yet benefits from the practicality and efficiency of a modern home. The property has been thoughtfully enhanced and upgraded by the current owner, resulting in beautifully presented accommodation that feels light, spacious and welcoming throughout. Arranged over two floors, the house combines timeless country charm with contemporary comfort.

At the heart of the home is a generous eat-in kitchen, perfectly designed for both everyday family living and entertaining. This inviting space offers ample room for dining and gathering, creating a natural focal point for the household. Adjoining the kitchen is a highly practical utility room, providing additional storage and laundry space while keeping the main living areas uncluttered.

The ground floor also features two further reception rooms, and a bedroom offering excellent flexibility for modern lifestyles. These include an elegant drawing room with a charming wood-burning stove, ideal for cosy evenings, as well as additional spaces that can serve as a sitting room, study, or family room depending on requirements. All of these rooms lead from a central entrance hallway, which immediately impresses with its full-height galleried landing above, creating a wonderful sense of light, space and architectural interest.

Upstairs, the galleried landing leads to four well-proportioned bedrooms and two stylish bathrooms. Each room has been decorated in a tasteful modern country style, blending soft tones and natural textures to create a calm and relaxing environment. The overall effect is a home that feels both warm and inviting, while retaining a refined and elegant character throughout.

Orchard House is therefore a rare combination: a property that captures the romance and charm of a traditional thatched home, yet offers the comfort, layout and ease of living expected from a much newer build.

## Outside

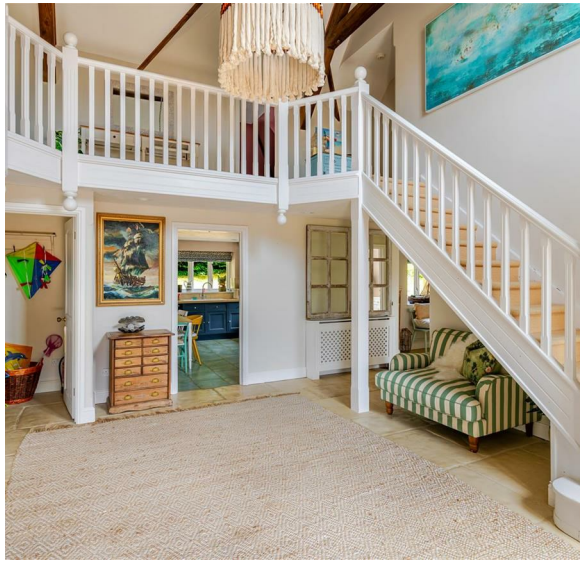
Set within approximately one acre of enchanting woodland gardens, the grounds wrap around the house to create a wonderfully private and secluded setting beneath a canopy of mature trees. In spring, a carpet of bulbs brings early colour, followed by an abundance of seasonal planting and dappled shade throughout the warmer months.

Within the grounds, a unique woodland area has been thoughtfully created, offering a peaceful retreat immersed in nature. There is a separate lodge complete with a freestanding bath and kitchenette, making it ideal for visitors.













## Situation

The picturesque village of Chaldon Herring, also known as East Chaldon, is nestled in a tranquil rural setting just a short distance inland from the renowned Jurassic Coast, a designated World Heritage Site celebrated for its dramatic cliffs, sweeping bays and rich geological history. This idyllic location offers the perfect balance between peaceful countryside living and easy access to some of Dorset's most beautiful coastline and walking routes. In fact you can walk to the coast in about 1.5 miles along the track from the house. At the heart of the village is the much-loved Sailors Return public house, a traditional and welcoming establishment that serves as a social hub for the local community. Surrounded by unspoilt countryside and charming period cottages, Chaldon Herring retains a wonderfully authentic Dorset village atmosphere.

Approximately one mile away lies the larger and well-served village of Winfrith Newburgh, which provides a range of everyday amenities including a village shop, post office, public house and a well-regarded primary school. The village also benefits from a strong sense of community and access to a number of local footpaths and bridleways, ideal for those who enjoy walking, cycling and exploring the surrounding countryside.

The village is conveniently positioned roughly equidistant between the historic county town of Dorchester and the attractive Saxon market town of Wareham. Both towns offer an excellent selection of facilities including a wide variety of shops, supermarkets, restaurants, cafés and traditional pubs, as well as schools, leisure facilities and cinemas. Importantly, each town also benefits from mainline railway stations providing regular services to London Waterloo, making the area suitable for those who may need to commute or travel to the capital.

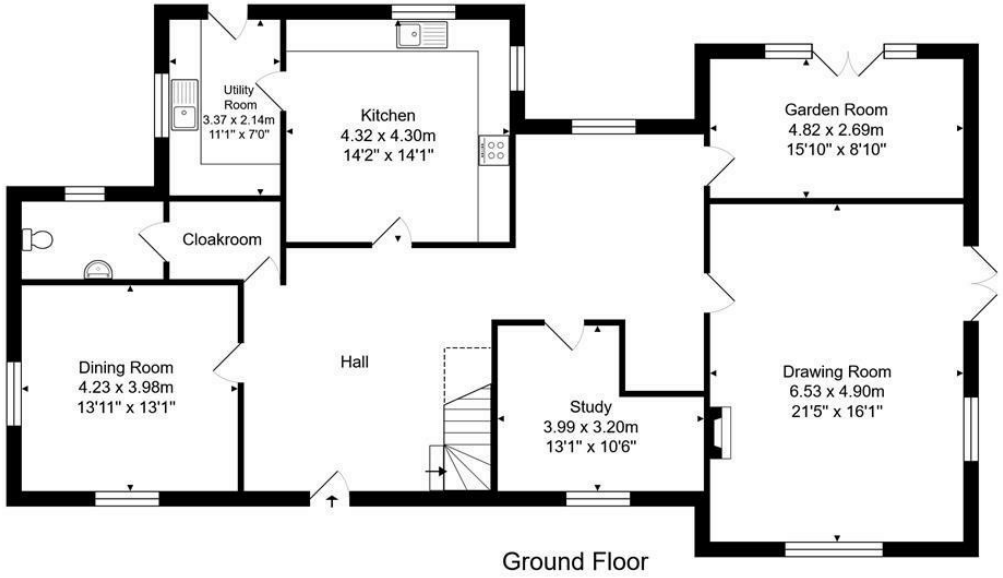
Together, these nearby villages and towns ensure that Chaldon Herring enjoys the best of both worlds — a peaceful rural setting close to the spectacular Jurassic Coast, yet within easy reach of excellent local amenities and transport connections.

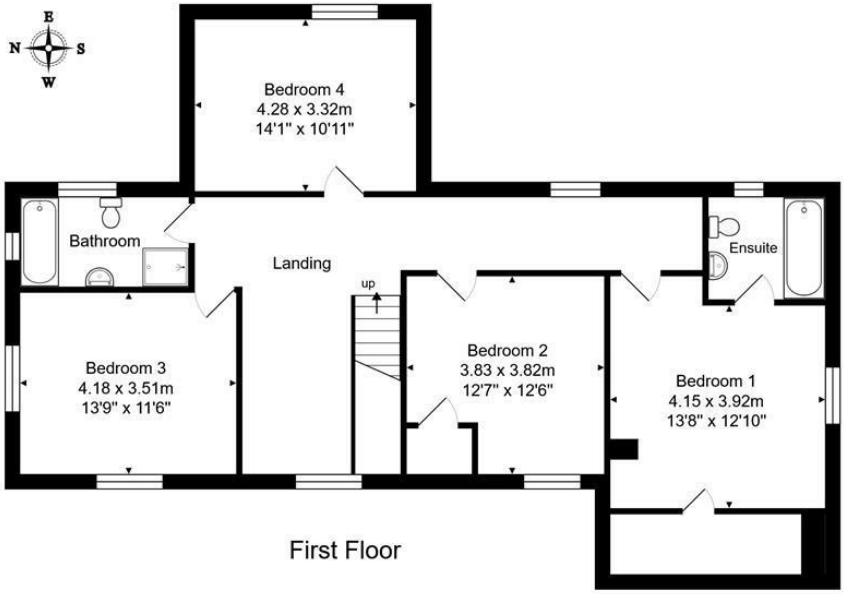
## Services

Oil fired central heating, mains water and drainage.
Internet and mobile network can be checked via https://www.ofcom.org.uk/
The front and south west elevations of the roof were re-thatched approximately four years ago. it was estimated at that point that the rear elevation had another 10-15 years life. However, we recommend satisfying yourself of the condition of the thatch by speaking to a thatcher.

## Directions

From Dorchester or Wareham, proceed on the A352 towards Chaldon Herring taking the access signposted towards the Sailors Return public house. Proceed past the pub on the right hand side and bear left past the green, taking the next turning right into Chydyok Road. Proceed along the road for approximately 200 yards and Orchard House will be found on the left hand side.

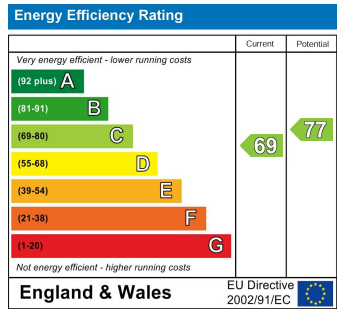



Total Area: 236.8 m² ... 2549 ft²

Not to scale. Measurements are approximate and for guidance only.

STAGS




STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










STAGS