

Symonds  
& Sampson



# Brooklands

Lydlinch, Sturminster Newton, Dorset

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Lydlinch  
Sturminster Newton  
Dorset DT10 2HZ

An extended and versatile detached five bedroom house set back from the road with the backdrop of a private garden with views of the hills beyond.



- Detached five bedroom house
- Delightful south facing rear gardens with views
  - Sun room with solid roof to rear
  - Linked double garage
  - Solar panels owned

Guide Price **£650,000**

Freehold

Sturminster Sales  
01258 473766  
[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)



## THE PROPERTY

An extended detached house with flexible accommodation. The central hallway leads to the reception room and back to the kitchen via the extended sun room with its solid pitched roof inset with Velux windows. The sitting room is dual aspect with a central feature wood burner set in a stone fireplace surround with slate hearth. The dining room or secondary reception room is ideal for larger family gatherings. Glazed French doors give access to the sun room with picture windows looking out at the expansive rear lawn.

The spacious kitchen is the heart of the home seamlessly linking the sun room, sitting room and the study just over the inner hallway as well as the lean to utility area through to the garage. The kitchen features a movable island, larder units and a range of floor units with a sink and an electric range cooker. The large double garage, intriguingly, has its own front electronic up and over door and back garage door to the patio and garden beyond.

Upstairs are excellent family bedrooms spaces with the principal bedroom created from two rooms to give a large dressing room and an en suite bathroom. Four further bedrooms and the family shower room are along either end of the landing. Two of the bedrooms have built in wardrobes.

## OUTSIDE

The house is approached from the road, rising to a good driveway with turning and the garage. The front lawn is level and has the high hedge protecting the house from the road and a fine apple tree. The main garden is to the south facing rear aspect with doors from the conservatory and the utility area. This garden has an extensive lawn which is level and has good flower and shrub borders and a number of native trees. At the far end of the garden is a potager area with raised beds and backs on to open farmland with vistas of the hills beyond. There is a large patio area near the house, ideal for al fresco entertaining and space for a hot tub.

## SITUATION

Lydinch is situated between the market town of Sturminster Newton and the historic abbey town of Sherborne. Lydinch is a popular village with a strong community. Sturminster Newton (4 miles) has a traditional weekly market and full range of shops and services for everyday needs. The larger towns of Sherborne and Blandford Forum are 9 miles and 11 miles respectively. The A303 is approximately 12 miles to the north giving excellent links to London (via M3) and the West Country. There are mainline train services to London Waterloo from Templecombe (7 miles) and London Paddington from Castle Cary (16 miles).

## DIRECTIONS

What3words:///reprints.void.intensely

## SERVICES

Mains water, drainage and electricity are connected to the property. Oil fired central heating system. Sixteen solar panels on the rear roof are owned by the client and feeds to a tariff.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: F

Dorset Council Tel: 01305 221000

Photographs taken June 2026



