



1 Hillside Farm Cottage, Osborne, Sherborne, DT9 4LA

 3  1  1

- Rural location
 - Parking
- Oil fired central heating
- Traditional cottage
- Wood burner stove

£1,100 Per Calendar Month

Available November for an initial 12 month with a preference for a long let.

A two and a half bedroom traditional cottage set in the popular village of Osborne.

The property consists of a good size utility/boot room, lounge with woodburner stove, open plan kitchen. Upstairs are two double bedrooms, a small bedroom/office and family bathroom.

The cottage has a storage outhouse and allocated parking for one car with good on street parking. There is a large garden set in two areas.

The cottage is visited by the villages resident ducks and the neighbours chickens.

The rent is exclusive of all utility bills including council tax, mains water and drainage and mains electric and oil. There is a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website

Available November for an initial 12 month tenancy
Rent: - £1100 per calendar month / £253 per week
Holding Deposit - £253
Security Deposit - £1265
Council Tax Band - C
No deposit option available via Reposit

OUTSIDE

The main garden is to the front of the property and consist of a lawn and mature shrubs and low key fencing a, vegetable patch and concrete path. A side gate leads to the rear of the cottage where there is a gravel parking space accessed off the track, a hardstanding area and Outbuilding and wood store.

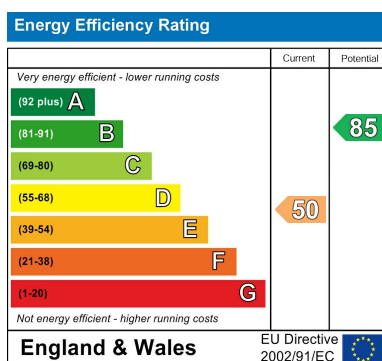
SITUATION

Osborne is a picturesque village with a vast range of footpaths and bridle ways. The village has a small country house hotel as well as being within easy reach of Sherborne (1 mile) and Milborne Port (2 miles) both of which have a thriving community with a range of amenities. The historic Abbey town of Sherborne offers an excellent range of boutique shops, cafes, and two supermarkets. For more extensive shopping there is the busier town of Yeovil just 6 miles away. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible. Sherborne is surrounded by beautiful countryside which offers a host of leisure pursuits, and to the south is the fabulous Jurassic Coastline and the popular towns of Dorchester and Poundbury.

DIRECTIONS

Follow the A30 (Coldharbour) East towards Milborne Port. At the roundabout take the second exist and follow this road for approximately a 1 mile, then left at the signpost for Osborne. Follow into the village of Osborne and the cottage is located not far past the Church on the right hand on the end of the bridle path/track.

Whatt3words - ///magnitude.cycled.knowledge



Office/Neg/Date



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.