



WINCOMBE PARK ESTATE SHAFTESBURY SP7
£3,950 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Wincombe Park Estate Shaftesbury
SP7**

**£3,950 Per Month
Unfurnished**

 **4 Bedrooms**
 **4 Bathrooms**
 **3 Receptions**

Features

- Fabulous Rural Setting, - Four Double Bedrooms, - Two Reception Rooms, - Open Plan Kitchen

Council Tax

Council Tax Band D

Hamptons

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{ A STUNNING LOCATION AND A SIMPLY BEAUTIFUL HOME!

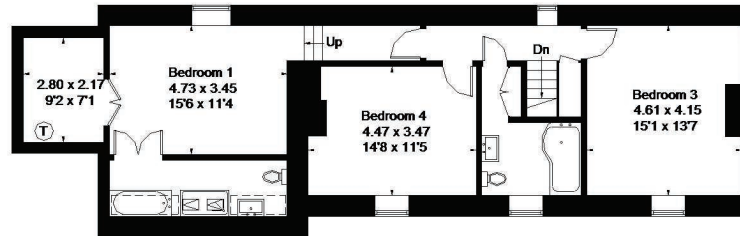
The Property

Situated in glorious countryside and accessed via a private estate driveway, this beautiful family home is the perfect combination of period charm and modern convenience. With an open plan well appointed kitchen/living/dining space, a cosy sitting room with a wood burner and a further reception room with a shower room which would also make an ideal annexe or home office. On the ground floor there is also a utility room, a double bedroom with an en-suite and a cloakroom. To the first floor the primary bedroom has a walk in wardrobe and an en-suite bathroom with a separate bath and shower. There are two further double rooms which are serviced by a family bathroom. Externally there is an attractive courtyard garden, perfect for entertaining or enjoying some sunshine and a further area of garden laid to lawn. There is a further building for storage giving an additional 52.8 square meters of space. There is off road parking for a number of vehicles, as well as an option of a two stables, some space in a barn and a paddock at separate negotiation. The property is situated approx. 3 miles from Shaftesbury. With a main line train station in Tisbury 6.3 miles from the property. There is a fantastic range of local schools in the area.



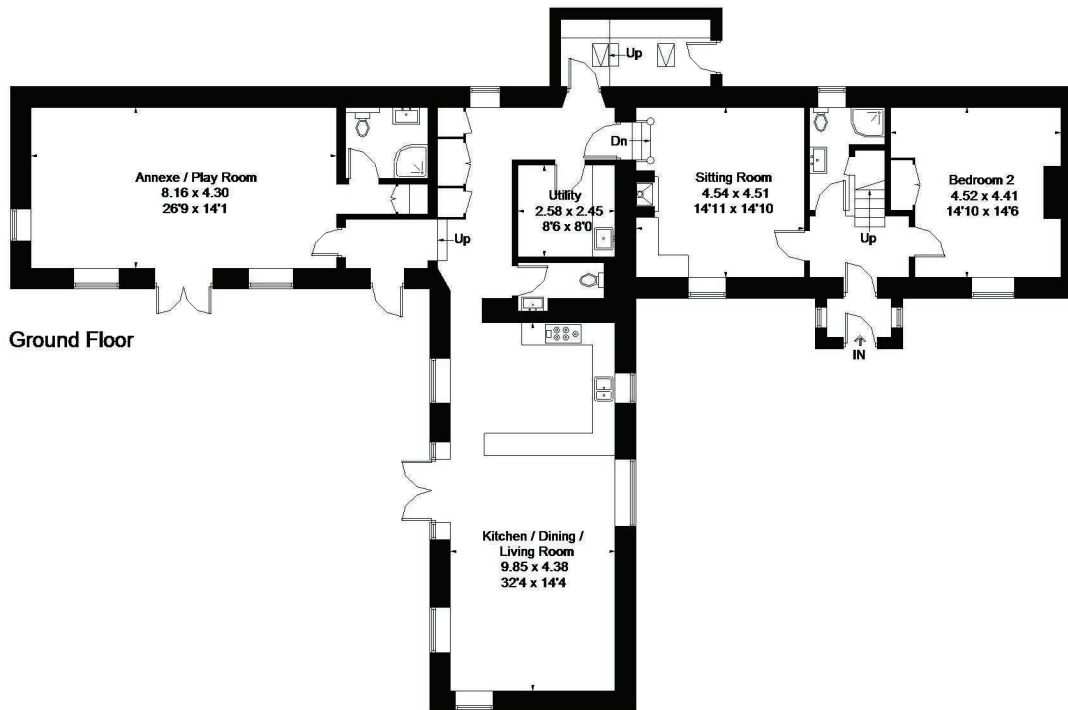
Wincombe Park, Shaftesbury

Approximate Gross Internal Area = 271.0 sq m / 2917 sq ft
 Outbuilding = 52.8 sq m / 568 sq ft
 Total = 323.8 sq m / 3485 sq ft

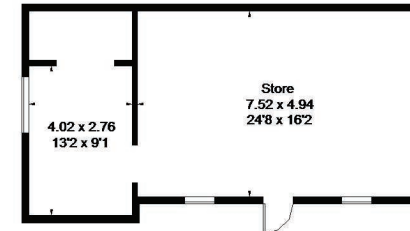


First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)
 Outbuilding

FLOORPLANZ © 2018 0203 9056099 Ref: 204336

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

