



Peacock Grange Fairfield Road, Shroton, Dorset, DT11 8QA

£2,200 PCM

A stunning and quite bespoke 4 bedroom/3 bathroom house, approx 2100 sq ft, built about 5 years ago and quietly situated in a beautiful courtyard setting in the favoured Dorset village of Shroton. The property is only a 2 minute stroll from the village green and pub also within easy driving distance of Blandford Forum, Salisbury, Poole and Bournemouth and with the independent public schools of Clayesmore and Bryanston just down the road.. The accommodation in brief comprises: a spacious entrance hall with cloakroom/wc and large cupboard for coats etc. A large, full depth sitting room with wooden flooring and double doors to the front. A well specified, L-shaped kitchen/dining/living room with an excellent range of Hi-gloss units incorporating an electric ceramic hob, electric oven and integral combi microwave and dishwasher. Separate utility room with spaces for washing machine, tumble drier and side door to garden. Linking these rooms is a double aspect sun room with 2 sets of doors into the rear, south facing terrace. Upstairs there is the main bedroom with an en-suite shower room, guest bedroom 2 over the double carpet also with en-suite shower/wc rooms, 2 other bedrooms and a family bathroom. To the rear is the aforementioned sunny courtyard, lower level grassed area with wooden shed and higher level grassed area taking in the rooftop views of the development and rolling Dorset countryside surrounding it. Integral double carport with further gravelled parking in front. The property is warmed via a highly efficient (EPC rating C), external air source heat pump running under floor heating with a large, pressurised cylinder for plenty of hot water. Regular lawn mowing is included within the rent and a few metres away is a former "priests dovecote", the size of a double garage which is suitable for classic car storage, a gym, office or general storage and available as well by separate negotiation. The property is available immediately, unfurnished with wood flooring, carpets and blinds/curtains and potentially on a long term basis.

# Fairfield Road, Shroton, Blandford Forum, DT1

Approximate Area = 1757 sq ft / 163.2 sq m (excludes carport / void)

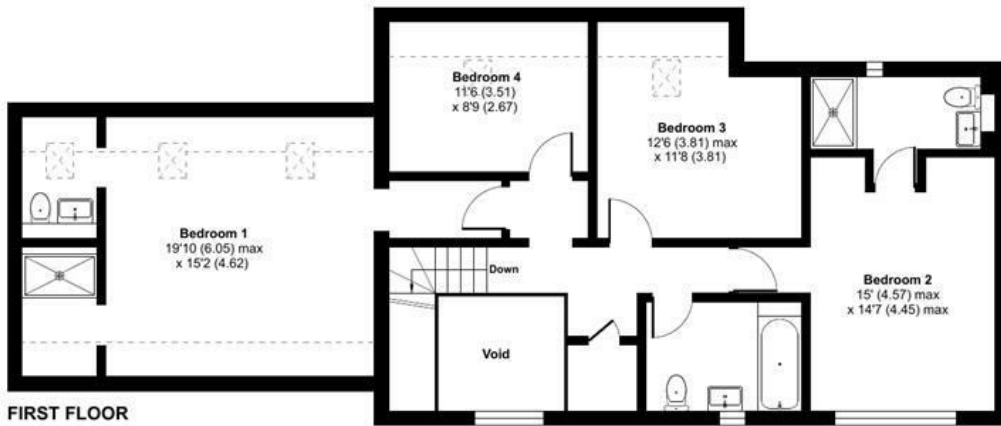
Limited Use Area(s) = 124 sq ft / 11.5 sq m

Total = 1881 sq ft / 174.7 sq m

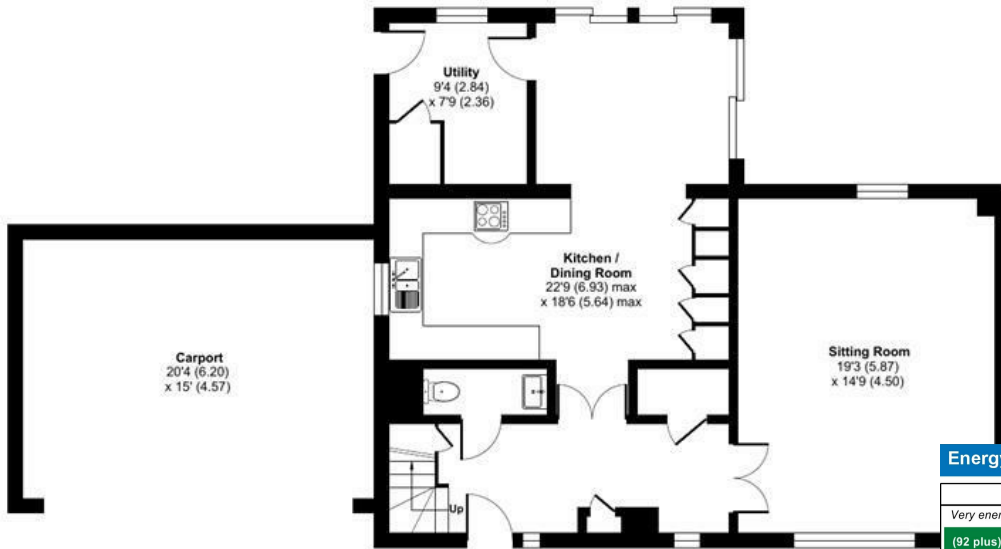
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	78
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2024 ichecom  
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