







## The Rectory, Church Road, Thornford Sherborne, Dorset, DT9 6QE

- Detached house
- Large Garden
- Garage & driveway parking
- Close to local amenities
- Village location
- Large office
- 6 month let
- Pet friendly

### The Property

The Rectory sits in the centre of a good sized plot with a private garden wrapping round the house.

The accommodation is light and airy, recently redecorated and consists of an entrance hallway, office, cloakroom, dining room, sitting room with open fireplace kitchen breakfast room, and utility area.

On the first floor, off a large landing are five double bedrooms, all with built in wardrobes, and a family bathroom with separate w/c.

To the front of the property is a large driveway, providing parking for several vehicles in addition to the single garage. The good sized garden is mainly laid to lawn with some mature trees and shrubs.

### Location

Thornford is a sought after village and has a well regarded public house, primary school rated 'outstanding' by Ofsted, village store/post office, hall, parish church and a cricket club. There are great rural walks right on the doorstep.

Thornford station is situated 1 mile from the property and is on the Weymouth to Bristol line which includes Bath. 5 miles distance is the historic town of Sherborne with its superb high street with cafes, restaurants, Waitrose supermarket and independent shops.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.

A 5 bedroom, well-presented detached village house with flexible accommodation and a large garden. Available for a 6 month let.

**Size:** 2,200 sq ft

**Council Tax:** West Dorset  
Thornhackett £3669.61 (2025/26),



**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

**Services:** Mains electricity, water and telephone. Oil fired central heating.

**Other Fees:** See Website.





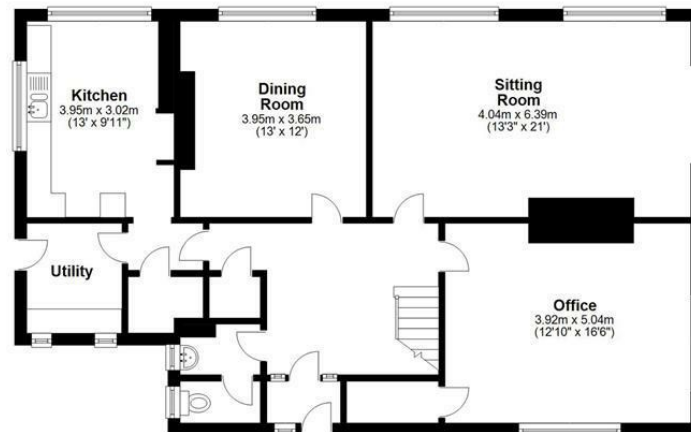




Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Total area: approx. 204.4 sq. metres (2200.1 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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