



Charlton Horethorne, Sherborne

Bedrooms: 3 Bathrooms: 2
EPC: D Council Tax Band: D

£1,450 Per Month / £334 per week

**Symonds
& Sampson**
ESTABLISHED 1858

Charlton Horethorne, Sherborne, Somerset, DT9

- Detached cottage
- Well proportioned accommodation
 - Situated in a village location
 - Sitting room with wood burner
 - Kitchen
 - Dining Room
 - Three bedrooms
 - Two bathrooms (one en-suite)
- Enclosed garden and off road parking

Viewing strictly by appointment through Symonds &
Sampson Sturminster Lettings Office on 01258 473766





The Property

Available early September for an initial 12 month tenancy with preference for a longer term tenant. Pet considered at Landlords discretion.

Situated in the village of Charlton Horethorne is this detached and well presented three bedroom cottage.

The property has been extended and offers character features which has been combined with modern fixtures and fittings as well as oil central heating and double glazed windows.

The accommodation comprises entrance hall, sitting room with wood burning stove, kitchen with oven and hob, dining room, utility/boot room and cloakroom. On the first floor there are three double bedrooms, one of which has an en-suite shower room.

The property is accessed via a byway which runs down the back of the property and leads to the parking area and an area of rough garden which has previously been used as a vegetable garden and to keep chickens. There is also a small timber shed. To the front of the property is a lawned garden, which is fully enclosed and mainly laid to lawn with established shrubs and trees.

The rent is exclusive of all utility bills including council tax, mains electric, water, drainage and oil (for heating). As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely and ultrafast broadband is provided to the property. There is a very low risk of flooding as stated by the GOV.UK website. The property has oil central heating and will be let unfurnished.

Situation

Charlton Horethorne is a vibrant small village set in picturesque rolling countryside on the Dorset Somerset border. The village offers a shop, primary school, public house, parish church and village hall.

The historic town of Sherborne is 5 miles away and offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. 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. To the north Wincanton town has a range of commercial facilities and access to the A303.

Directions

As you enter Charlton Horethorne from Sherborne, the road bends sharply to the left towards the centre of the village. There is also a road that comes in from the right from Milborne Port. The gable end of the property will be seen directly ahead of you, before you bear round to the left. Take the path to the rear of the cottage which will lead to the parking area.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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