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& Sampson

Estwill Cottage  
in memory of  
EST. and W. W.  
1887

# Estwill Cottage

Stourton Caundle, Sturminster Newton, Dorset



# Estwill Cottage

Stourton Caundle  
Sturminster Newton  
Dorset DT10 2JW

A charming character detached cottage situated in the heart of the village of Stourton Caundle.



- Unfurnished
- Long term let
- Available immediately
- Sought after village location
- Charming character cottage
- Within walking distance of amenities

£825 Per Month

Sturminster Lettings  
01258 473766  
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## THE PROPERTY

A charming character cottage situated in the heart of the village of Stourton Caundle.

Available immediately for an initial 12-month tenancy. Preference for a longer-term tenancy. Unsuitable for pets.

The accommodation is arranged over two floors and comprises of a spacious living room with woodburner, a conservatory leading off the kitchen, a bathroom, and two compact double bedrooms, both offering built-in storage. The property has recently undergone improvements, including updated heating, a new carpet in the lounge, and some re-decoration. Please note the property is situated adjacent to the landlord's main residence and there is no garden. Parking can be found on Golden Hill.

Rent: - £825 per calendar month / £190 per week

Holding Deposit - £190

Security Deposit - £951

Council Tax Band - C

EPC Band - D

Zero deposit option available via Reposit

## SERVICES

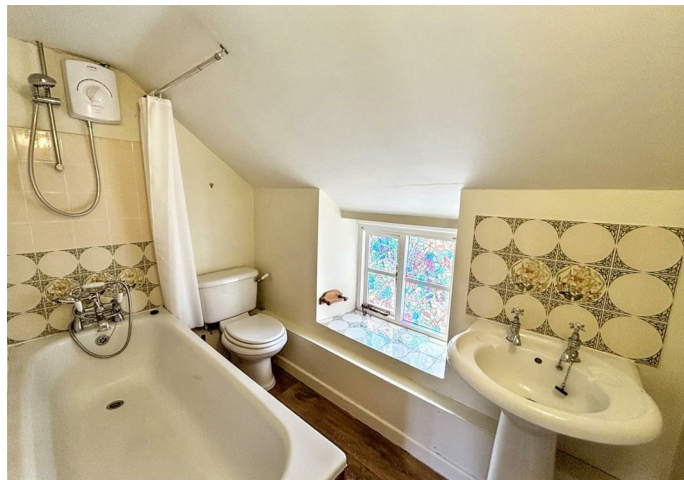
The rent is exclusive of all utility bills including council tax, mains electricity, water (cost split with the landlord) and mains drainage. Heating is via an electric boiler and night storage Dimplex heating. As stated on the Ofcom website, indoor mobile signal is limited depending on provider, outdoor mobile signal is likely and superfast broadband is provided to the property. There is very low risk of surface water flooding and very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property is of stone build under a slate roof and will be let unfurnished.

## SITUATION

The property is situated in the village centre and is a few doors down from the Troopers Inn. Stourton Caundle is a pretty village which benefits from a public house and Bishops Caundle the neighbouring village has a village shop. For further shopping facilities Sherborne is a short drive and provides an attractive selection of modern and traditional shops around the historic town centre, the centre of which is the Abbey. Sturminster Newton is 6 miles and Yeovil is 11 miles and the county town of Dorchester is 18 miles.

## DIRECTIONS

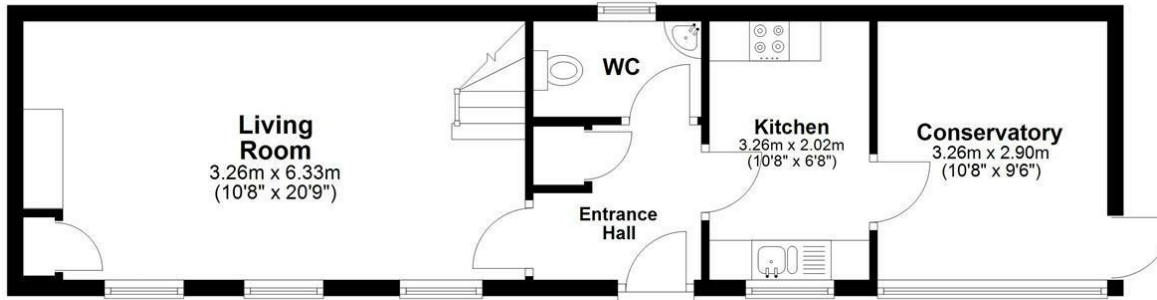
What3words:///pink.glance.steer Once you enter the village with the Troopers Inn on your left, the cottage will be found on the left hand side of the driveway to Troopers Cottage the thatched cottage on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(17-28)	F		
(1-16)	G		
Not energy efficient - higher running costs			
England & Wales		65	87
EU Directive 2002/91/EC			

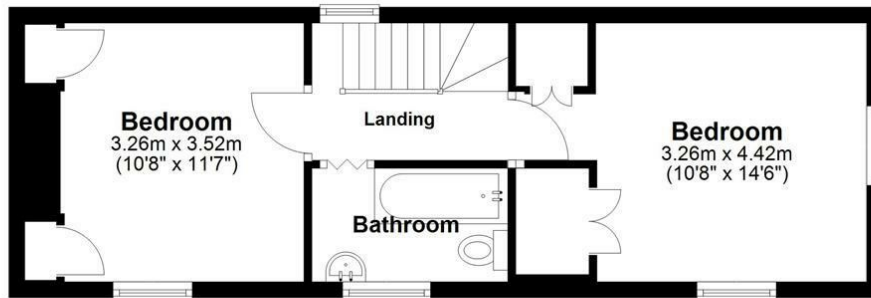
## Ground Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 79.2 sq. metres (852.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



SturminsterNewton/LM/June25



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