



Barn, Scotchey Lane

Scotchey Lane, Stour Provost, Gillingham, Dorset

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Scotchey Lane
Stour Provost
Gillingham
Dorset SP8 5LT

A modern family home with high quality fixtures and fittings set in an idyllic rural location with far reaching views.



- Unfurnished
- Long term let
- Available mid October
- Modern family home
- Idyllic rural location with far reaching views
- Ample parking

£2,250 Per Month

Sturminster Lettings
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THE PROPERTY

A modern family home with high quality fixtures and fittings set in an idyllic rural location with far reaching views.

Available mid October for an initial 12-month tenancy with preference for a long term let. Pets at the Landlord's discretion.

The property is a bright and spacious family home with large windows throughout making the most of the countryside views. The majority of the ground floor benefits from wooden flooring and underfloor heating via an air source heat pump. There is a good sized kitchen leading to the dining room, sitting room with wood burner and bi fold doors leading to the garden. The galleried landing with its skylight provides light to most of the living accommodation on the ground floor and there are two large double bedrooms and a family bathroom on the first floor.

Outside the property is approached via a driveway with parking for several cars. There are two lawned areas with a large patio area to the front and log store. Access to the side with small garden shed leads to the rear garden with large patio directly to the rear of the property. Mainly laid to lawn and enjoying open countryside views.

Rent - £2,250 per month / £461 per week

Holding Deposit - £519

Security Deposit - £2,596

EPC band - B

Council Tax Band - D

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage, mains electricity and private drainage via a septic tank (tenant to be responsible for emptying). There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

The property is situated in a country lane just off the A30 from Shaftesbury to Sherborne. The town of Gillingham is just a few miles North. Gillingham acts as an excellent centre for exploring North Dorset, Somerset and Wiltshire as it is positioned on the borders of all three counties. Communications are good as the town is close to the A303 and on the London Waterloo - Exeter rail line. Bath, Salisbury and Exeter are all around an hour or less by rail or road.

DIRECTIONS

what3words:///branching.broached.soaks

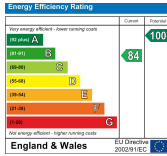
Leave shaftesbury on the A30 Sherborne Causeway and after a few miles turn left opposite the Kings Arms into New Lane. Follow this road and turn right in to Scotchey Lane. The property will be found after a short while on the right hand side.



Scotchey Lane Barn Scotchey Lane, Stour Provost, Gillingham

Approximate Area = 2272 sq ft / 211 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 874920



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