



Symonds  
& Sampson

# Laundry Cottage

Buckshaw House, Holwell, Sherborne, Dorset



# Laundry Cottage

Buckshaw House  
Holwell  
Sherborne  
Dorset DT9 5LD

A charming Grade II Listed detached four bedroom Victorian cottage with garden and parking, situated within a rural private estate.



- Unfurnished
- Available immediately
- Situated within a private estate
- Charming character property
  - Secluded rear garden
  - Parking for two vehicles

£1,650 Per Month

Sturminster Lettings  
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## THE PROPERTY

A charming Grade II Listed detached Victorian cottage situated within the grounds of a rural country house conveniently located near the towns of Sherborne and Sturminster Newton.

Available immediately with pets considered at the landlords discretion.

Laundry Cottage is a large detached character cottage which enjoys a wealth of period features. The downstairs comprises of a generous kitchen/dining room, a cosy snug with a feature fireplace and aga, sitting room and a study. Upstairs, there are four good sized bedrooms with the master benefitting from an en-suite, there is also the family bathroom which completes this floor.

Outside, there is a secluded garden to the rear of the property which is mainly laid to lawn with mature borders and shrubs. The parking area for the property is situated within the stable yard on the gravelled area to the side of the cottage, with space for two vehicles.

Rent: - £1650 per calendar month / £380 per week

Holding Deposit - £380

Security Deposit - £1903

Council Tax Band - C

EPC Band F - Exempt reference is BEIS00390542JKLKJ



## SERVICES

The rent is exclusive of all utility bills including council tax, mains electricity, private water via a submeter and private drainage. 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 stone and 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 cottage is situated within a private estate on the outskirts of Holwell. Nearby villages of note in the area include Bishops Caundle, Kings Stag and Hazelbury Bryan, all of which have a variety of amenities. The local towns of Sherborne and Sturminster Newton provide a good range of shopping, educational, recreational and cultural facilities including a Waitrose supermarket at Sherborne. Communications in the area include the A303 to the north at Wincanton and there is a mainline railway station to London Waterloo at Sherborne. There is also an excellent range of independent schools at Sherborne School for Boys, Sherborne School for Girls, Sherborne Preparatory School, Leweston, Clayesmore, Bryanston, Knighton House and Hanford as well as good state schools including the Gryphon School at Sherborne.



## DIRECTIONS

what3words:///asked.essay.initial

From our Sherborne office proceed along the A352 towards Dorchester, at the top of the hill by the Toll house take a left hand turning onto the A3030 towards Sturminster Newton. Continue on this road for approximately 1 mile until you reach a junction signposted Holwell on the right hand side take this road and continue over the bridge and at the next junction take the next right towards Glanvilles Wootton. Continue along this road and the property will be found near the entrance of Buckshaw House. Please do not drive down the main drive for the property, please take the first gravel drive to the right of the main drive (between the 2 cottages) and follow round to the back of the property.

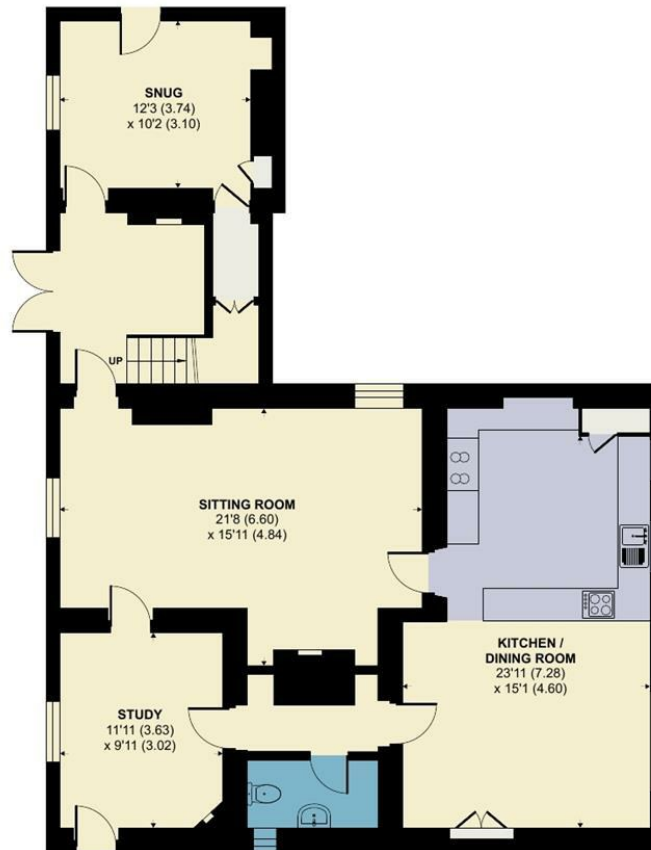


# Laundry Cottage, Holwell, Sherborne

Approximate Area = 2114 sq ft / 196.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>	<b>31</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1364264



Sturminster/LM/October25



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