



Symonds  
& Sampson

# Stable Flat

Buckshaw House, Holwell, Sherborne, Dorset



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Buckshaw House  
Holwell  
Sherborne  
Dorset DT9 5LD

A deceptively spacious first floor apartment set over the stable block within the grounds of rural country house, within a short drive to the towns of Sherborne and Sturminster Newton.



- Unfurnished
- Available immediately
- Situated on a private estate
- Sitting room with woodburner
  - Rural location
  - Parking for one car

£800 Per Month

Sturminster lettings  
01258 473766  
[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)



## THE PROPERTY

A deceptively spacious first floor apartment set over the stable block within the grounds of a rural country house, within a short drive to the towns of Sherborne and Sturminster Newton.

Available immediately. Pets considered at the landlords discretion.

Stable Flat is a charming two bedroom apartment which benefits from a wealth of period features and views across the private estate. The property comprises of a galley kitchen, sitting room with wood burner, two double bedrooms and a bathroom. On the ground floor there is a utility room, which is shared with the landlord.

Outside, there is parking for one car.

Rent: - £800 per calendar month / £184 per week

Holding Deposit - £184

Security Deposit - £923

Council Tax Band - A

EPC Band - E

## SERVICES

The rent is exclusive of all utility bills including council tax, mains electricity, private water 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 apartment 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 are within approx. 15 minutes drive and 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.

## DIRECTIONS

[what3words///scout.smaller.matchbox](https://www.what3words.com/scout-smaller-matchbox)

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Holwell, Sherborne

Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1364276



Sturminster Newton/LM/October25



01258 473766

sturminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Agriculture House, Market Place,  
Sturminster Newton, Dorset, DT10 1AR



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