



Symonds
& Sampson

Manor Farm Cottage

West Grimstead, Salisbury, Wiltshire

Manor Farm

Cottage

West Grimstead

Salisbury

Wiltshire SP5 3RE

A substantial family home situated on the outskirts of the popular village of West Grimstead benefitting from views over the surrounding countryside.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of West Grimstead
 - Far reaching countryside views
 - Off road parking for several vehicles

£2,000 Per Month

Blandford Lettings
01258 458473
sturminster@symondsandsampson.co.uk



THE PROPERTY

A substantial family home situated on the outskirts of the popular village of West Grimstead benefitting from views over the surrounding countryside.

Available immediately for an initial 12-month tenancy. Preference for a longer-term tenancy. Pets at Landlord's discretion.

Manor Farm Cottage is a well presented four-bedroom detached cottage approached via a five-bar gate, with the gravel driveway leading to the enclosed garden mainly laid to lawn with parking for multiple cars.

This rural home provides accommodation over two floors, the ground floor comprises of an entrance hallway, lounge and kitchen/dining room with doors leading to the patio. Upstairs, there are four bedrooms with ensuite to the master and the family bathroom with shower over.

The property benefits from oil central heating and double glazing throughout.

Zero deposit option available via Reposit.

Rent - £2000 per month / £461 per week

Holding Deposit - £461

Security Deposit - £2307

Council Tax Band - D

EPC Band - D



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity, oil for the heating and private septic tank. 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 on the edge of a working farm and has a lovely view to rear over farmland. West Grimstead is a small village with picturesque walks, cycle rides and horse riding. There is a beautiful church, village recreation green and active village hall. The popular Hook and Glove public house can be reached via a lovely woodland walk to the next village. There is a local shop and Post Office available in Whaddon which is approx one mile away. More extensive amenities are available in Salisbury city centre in addition to the nearby market town of Romsey just a few miles away.



DIRECTIONS

what3words//painted.insulated.recruited

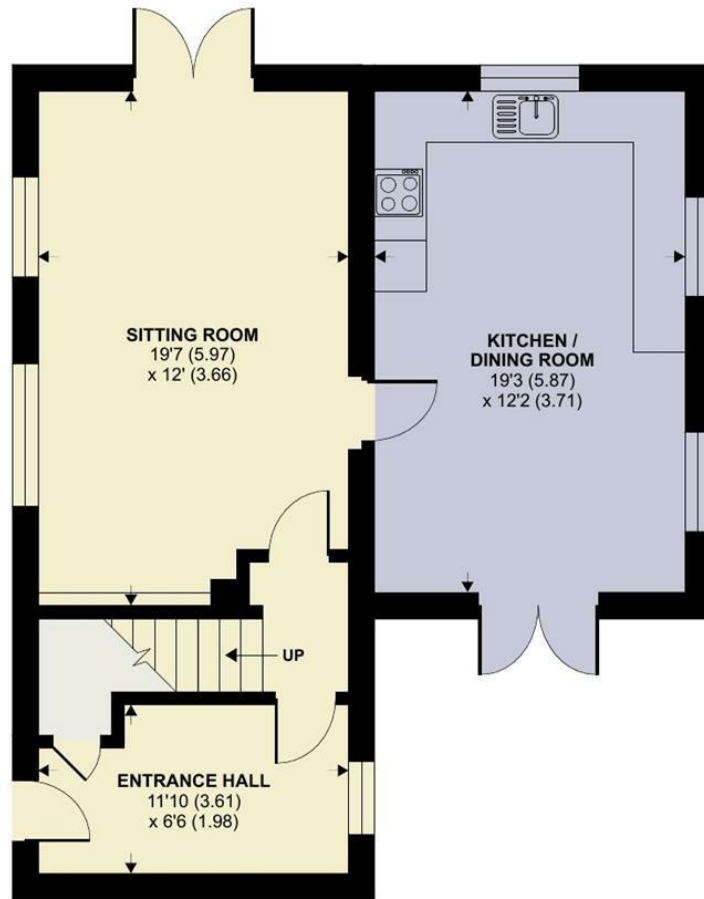
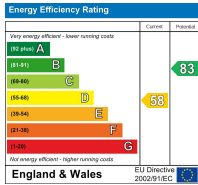
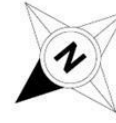
Leave Salisbury on the A36, heading for Southampton. Take the first turning for West Grimstead on the left. Turn left at the T Junction and head into the village. Take the second right into Church Street, and Manor Farm Cottage is in front of you, at the end of this short lane.



West Grimstead, Salisbury

Approximate Area = 1228 sq ft / 114.1 sq m

For identification only - Not to scale



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: 1374261



Blandford/LM/November25



01258 458473

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT