



Symonds
& Sampson

Waterside Farmhouse

Cheselbourne, Dorchester, Dorset,

Waterside Farmhouse

Cheselbourne
Dorchester
Dorset
DT2 7NW

Detached four bedroom former farmhouse offering spacious accommodation set in the desirable village of Cheselbourne.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of Cheselbourne
- Detached former farmhouse
- Parking for two vehicles

£1,850 Per Month

Blandford Lettings
01258 458473
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THE PROPERTY

Detached four bedroom former farmhouse offering spacious accommodation set in the desirable village of Cheselbourne.

Available immediately for an initial 12-month tenancy. Preference for a longer-term tenancy. Pets considered at the Landlords discretion.

Waterside Farmhouse is a beautifully presented property which has been recently re decorated with the added benefit of new carpets and flooring throughout. There is good quality fixtures and fittings including an Old Creamery handmade kitchen and neutral decor. The family sized accommodation comprises of an entrance hall, three reception rooms, kitchen with range cooker, large pantry, sun room and shower room. On the first floor there are three bedrooms, study/fourth bedroom and the family bathroom.

The established gardens surround the property, and are enclosed by a stone wall and picket fencing, mainly laid to lawn with well stocked borders. A stream runs down the side of the garden. To the rear of the property is a patio area and path leading to a good sized lockable store room with power and light.

Rent: - £1850 per calendar month / £426 per week
Holding Deposit - £426
Security Deposit - £2134
Council Tax Band - F
EPC Band - D



SERVICES

The rent is exclusive of all utility bills including council tax, water, mains electricity, private drainage via a septic tank and oil for heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a medium flood risk at the property as stated by the Ofcom website. The property is of a cob build under a tiled roof and will be let unfurnished.

Please note the property is connected to the farms water supply, the landlord will invoice monthly also to include private drainage via the septic tank at a sum of £70 per month.

<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

Cheselbourne is surrounded by beautiful rolling Dorset countryside. The village has a thriving Primary School, a church and The River Arms village pub. Puddletown is about four miles north with a good shop/ butcher/post office, modern Doctor's Surgery, Primary and Middle schools, public house, village hall and veterinary surgery as well as access to the A35 dual carriageway. There is a farm shop/post office and the Fox Inn in Ansty, about two miles to the north. Dorchester, the county town, is about 8 miles with a comprehensive range of facilities including the County Hospital, and mainline station on the London Waterloo line. The area is particularly well served with a network of both footpaths and bridleways across the surrounding rolling down land. Sporting facilities are varied and include golf at the Dorset Golf & Country Club, Dorchester (two clubs), sailing and water sports along the Jurassic coast.



DIRECTIONS

[what3words///builder.hobbyists.waking](https://www.what3words.com/builders/hobbyists/waking)

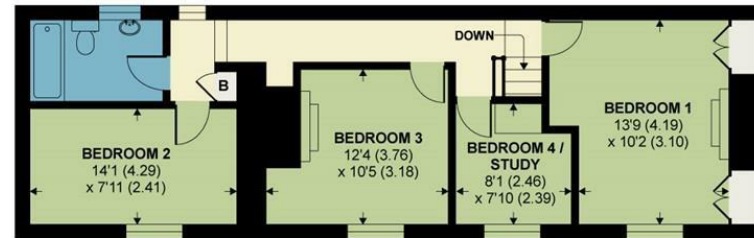
From Dorchester take the A35 eastbound. After joining the dual carriageway take the second slip road, Northbrook, signed Milborne St Andrew/Piddlehinton. At the roundabout take the first exit signed Piddlehinton/Cheselbourne/Dewlish. After about 1/4 mile turn right signed Cheselbourne/Dewlish. Follow this road into the village where the property will be located on your left opposite the Rivers Arms pub.



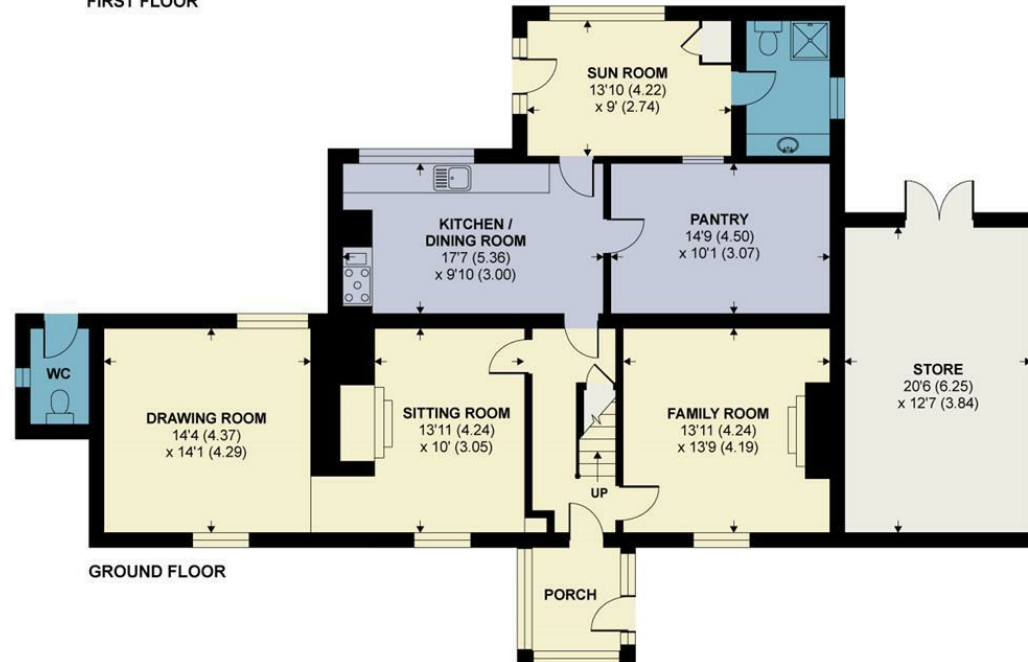
Cheselbourne, Dorchester, DT2 7NW

APPROX. GROSS INTERNAL FLOOR AREA 2006 SQ FT 186.3 SQ METRES (EXCLUDES STORE & WC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Blandford/LM/November25



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