



## Wynford Eagle, Dorset, DT2 0ER

A substantial, recently renovated 4-bedroom detached period residence offering flexible accommodation with views over the surrounding countryside.

£3850 per calendar month / £888 per week

**Symonds  
& Sampson**

# Wynford Eagle

**Dorset  
DT2 0ER**

Accommodation  
Please see floorplan

Viewing

Strictly by appointment with Poundbury Lettings Office on  
01305 571277







## The Property

This substantial 4-bedroom detached period residence boasts a picturesque rural outlook and has been meticulously renovated to blend character features with modern décor. Offering flexible accommodation with stunning views of the surrounding countryside. The entrance porch provides ample storage for coats and boots and leads into a grand reception hall featuring a magnificent wooden staircase. There is a useful utility room and a convenient downstairs cloakroom.

The reception hall leads into an open plan dining room and reception room that overlooks the garden and patio area, enhanced by newly installed windows in a sunroom alcove that flood the room with light. The dining room seamlessly connects to a well-appointed kitchen, equipped with floor and wall-mounted units, a Rangemaster cooker and hob, an integrated dishwasher and fridge, and a central island. A downstairs study, with bay windows offering views across the water meadows, and a large formal drawing room with an electric fire complete the ground floor.

Upstairs, the spacious balcony landing with a storage cupboard and cloakroom leads to four generously sized double bedrooms, each featuring built-in wardrobes. The master bedroom is particularly impressive, with a walk-in dressing room and an en-suite bathroom that includes a walk-in shower with a drench shower head, a separate bathtub, a toilet, a double vanity unit, and further ample storage. The family bathroom includes a shower over the bath, a toilet, a basin, and a heated towel rail. Next to the family bathroom there is another storage cupboard.

Outside, the property offers a private driveway with ample parking and a double garage at the front. The rear garden features a patio area accessible from the sunroom French doors, a lower lawn area, and stone steps leading to a higher lawn area adorned with mature trees and borders. Additional outbuildings include part of the original school room, perfect for storage or use as a workshop and a greenhouse and open ended shed. The rent includes a gardener for three hours per week, weather dependant.

The property has oil central heating and double glazing. There is private water and drainage included in the rent. The rent is exclusive of all other utility bills including Council Tax, Broadband and mains Electric. There is limited 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 has a security alarm in place.

## Situation

The property is situated in West Dorset, midway between Dorchester and Yeovil, in a rural location in this pretty hamlet. The village of Maiden Newton is approximately 1.5 miles away which has a good range of local amenities including a post office, shops, garage, doctor's surgery, first school and railway station. The surrounding countryside, and nearby coast offer excellent walking and leisure facilities. Yeovil Junction mainline station is approximately 13 miles away with direct services to London Waterloo. The County Town of Dorchester has a wider range of amenities, schools and the county Hospital.

## Directions

From Dorchester take the A37 heading towards Yeovil. Follow the A37 through Grimstone and then turn left onto the A356 to Maiden Newton. Continue through Maiden Newton and before you leave the village take the left fork to Wynford Eagle. Go over the humpback bridge and turn right at the staggered cross roads. As you enter the hamlet turn right to Askerswell and Bridport. The driveway to the property is immediately after the Church on the left.

Available immediately for an initial 2-year tenancy.

Utilities - Mains electricity, private water and drainage (included in the rent). Tenant responsible for utility bills including electric, broadband and Council Tax.

Council Tax Band - G

Restrictions - No Smokers. Pet considered.

Holding Deposit - £888 - Equivalent to 1 weeks rent to be paid to the Agent to hold the property whilst undertaking the referencing process.

Rent - £3,850 per calendar month / £888 per week

Deposit - £4,442 - Equivalent to 5 weeks rent to be held under the terms of the Tenancy Deposit Scheme for the duration of the tenancy.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>60</b>	
England & Wales	EU Directive 2002/91/EC

# Wynford Eagle, Dorchester



Approximate Area = 3648 sq ft / 338.9 sq m (excludes lean to)

Garage = 333 sq ft / 30.9 sq m

Store Room = 258 sq ft / 23.9 sq m

Outbuildings = 169 sq ft / 15.7 sq m

Total = 4408 sq ft / 409.4 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). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1126363



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