



Buckland Newton, Dorchester, Dorset, DT2 7DJ



- Available early September for a 12 month tenancy.
 - Rural location close to village
 - Beautifully presented barn conversion
- Character features and countryside views
 - Allocated Parking
 - Spacious and flexible accommodation

Rent: - £1750 per calendar month / £408 per week

Available early September for a 12 month tenancy. Preference for a longer term tenancy. Dogs considered at Landlords discretion. Not suitable for cats.

Situated in the hamlet of Brockhampton, close to the well served village of Buckland Newton is this beautifully presented barn conversion set in a courtyard of similar properties. The property is presented to a very high specification and combines character features with modern conveniences to make a comfortable family home.

The accommodation is spacious and flexible and comprises of entrance hall with oak staircase and full height window offering views over the surrounding countryside, sitting room with doors to garden, open plan kitchen diner with vaulted ceiling with exposed beams. The kitchen has a central island unit, range cooker with extractor over, dishwasher and space for fridge freezer. Utility room with space and plumbing for washing machine and tumble dryer and a cloakroom. On the ground floor there is also a spacious bedroom with doors opening on to the garden and an en-suite shower room. On the first floor, there is a double bedroom with en-suite shower room and two further bedrooms and a family bathroom.

Outside, the property has an enclosed garden to the rear with lawn and patio areas and enjoys beautiful views over the surrounding countryside. There is also an open fronted car port and off road parking.

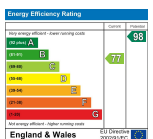
The property has LPG gas heating and the landlord will invoice the tenant directly for this. There is a drainage klargester. The rent is exclusive of all other utility bills including Council Tax, Broadband, mains electric and water. There is limited mobile signal and ultrafast Wessex Internet broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £1750 per calendar month / £403 per week
Holding Deposit - £403
Security Deposit - £2,019
Council Tax Band: F
EPC: C

SITUATION

The property is situated about one mile to the east of Buckland Newton, a pleasant thriving rural village with a village pub "The Gaggles of Geese", village shop, popular primary school with pre-school, play ground and parish field, church and a village hall.

The area is surrounded by outstandingly beautiful countryside which is well interspersed with footpaths and bridleways. The county town of Dorchester is about 12 miles and has a wide variety of shopping, educational, recreational and cultural facilities. Sherborne with its Abbey and Sturminster Newton are both about 9 miles away. Both Dorchester and Sherborne have a mainline railway service to London (Waterloo).



POU/ISB/06.08.24



01305 571277

poulets@symondsandsampson.co.uk
Symonds & Sampson, 9 Weymouth Avenue,
Dorchester, Dorset DT1 1QR



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 of 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.