



## Church Farm Stables, Buckland Newton, Dorchester, Dorset, DT2 7BX



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- Available immediately for an initial 12 month tenancy
  - Enclosed terrace garden
  - Delightful barn conversion

- Single storey accommodation
  - Allocated Parking
  - Village location

£1,300 Per Calendar Month / £300 Per Week



Available immediately for an initial 12 month tenancy.

A charming two bedroom, two bathroom single storey barn conversion offering spacious and well proportioned accommodation. The property is situated in the village of Buckland Newton and enjoys an elevated position with views towards the church and surrounding fields. The property is available either furnished or unfurnished or part furnished by negotiation.

The accommodation comprises spacious entrance hall, sitting room/dining room with doors to garden, well appointed kitchen with appliances, two bedrooms (currently arranged as one double and one twin) both with fitted wardrobes and two bathrooms (one en-suite shower room). The property also enjoys a fully enclosed low maintenance courtyard garden and off road parking.

The property has oil heating. The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and Sewerage (invoiced directly via the landlord), Oil and mains Electric.

There is Ultrafast fibre broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

One small dog may be considered at the landlords discretion.

Rent: - £1,300.00 per calendar month / £300.00 per week  
Holding Deposit - £300.00  
Security Deposit - £1,500.00  
Council Tax Band - C  
EPC - D  
No deposit option via Reposit available



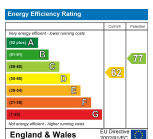
## SITUATION

The village of Buckland Newton has a village shop, Gaggles of Geese public house, church, modern village hall and playing field. The village of Cerne Abbas, about 4 miles, has a doctors' surgery and pharmacy, 3 public houses and village store. There is some outstandingly beautiful countryside in the area which is well interspersed with footpaths and bridleways.

Dorchester, Sherborne and Sturminster Newton are about 11, 9 and 8 miles respectively, all offering shopping, educational and recreational facilities. Both Dorchester and Sherborne have a mainline train services to London Waterloo.

## DIRECTIONS

///snuggled.flats.conspire



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