



Knole Ridge Farm, East Knole, Shaftesbury, SP3 6BY

£2,800 per calendar month Available Now

Fowler Fortescue
RURAL ASSET MANAGEMENT



Knogle Ridge Farm, East Knogle, Shaftesbury, SP3 6BY

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A superb three bedroom new build farmhouse with additional storage space. Far reaching views in secluded rural position.

| Sitting Room | Kitchen/Dining Room | Utility Room | Downstairs WC | Three Bedrooms | Family Bathroom | Two en-suite Shower Rooms | Large wrap around terrace and lawn | Private Parking for several vehicles

Description & Location

Recently constructed, this beautiful modern detached farmhouse offers well appointed light and spacious accommodation. Lying within private farmland and on the edge of the Cranborne Chase Area of Outstanding Natural Beauty, the property offers far reaching views over the surrounding countryside. Solar electric supply. Underfloor heating to ground floor. Oil heating to first floor. USB and tv points throughout the house.

Situation

Situated down a private drive, the farmhouse lies approximately seven miles to the north of Shaftesbury which offers a range of facilities, shops and restaurants. The nearby village of Tisbury, some 5 miles distant, has a range of traditional independent shops and a train station with links to London. The A303 nearby offers good road links to both London and the South West.

There are good state schools at Gillingham and Shaftesbury and private schools locally include Port Regis, Sandroyd, Bryanston, Claysmore, Sherborne and Kings Bruton.

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The Old Dairy, Fonhill Bishop, Salisbury, Wiltshire SP3 5SH

fowlerfortescue.co.uk





Accommodation

GROUND FLOOR

ENTRANCE HALL with door to self-contained accommodation. Door to rear terrace area.

INNER LOBBY leading to

UTILITY ROOM with sink and range of units. Plumbing for washing machine.

WC

KITCHEN/DINING ROOM with quadruple aspect including French doors to terrace. Range of modern units incorporating American Fridge Freezer, electric double ovens, gas hob and dishwasher. WALK IN PANTRY.

INNER HALLWAY with front and back doors to terrace. Stairs to first floor.

SITTING ROOM with triple aspect windows and bi-fold doors providing access to front terrace. Log burner.

FIRST FLOOR

BEDROOM 3 a large single bedroom

FAMILY BATHROOM with shower over bath and airing cupboard.

BEDROOM 2 a spacious double room, with built in wardrobe and en suite shower room. Dual aspect.

BEDROOM 1 a spacious double room with dual aspect windows. Walk in wardrobe and en suite shower room.

Outside

Parking available for several vehicles.



Gardens

Terrace wrapping around the property to the East and South. Newly sown lawn.

Utilities

Electricity supplied by solar power. Mains water and sewerage treatment plant (Klargester). LPG to hob. Oil central heating. Unlimited Broadband supplied by Wessex Internet which will be recharged by the Landlord.

EPC the house has an EPC rating A97

Pets by negotiation.

Available for an initial 12 month up to a maximum of 24 months.

Rent £2,800 per calendar month payable by standing order.

Security Deposit £3230 to be held under the terms of MyDeposits for the duration of the tenancy.

Agricultural Occupancy Condition (AOC) Please be aware that the property is subject to an agricultural occupancy condition to qualify for renting this property: *The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.*



Viewing strictly by appointment through Fowler Fortescue's office on 01747 356099

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.