



April Cottage

13, Wimborne St Giles, Wimborne, BH21 5LX

5 Bedroom Detached Property

A delightful thatched property with character features throughout benefitting from a private drive with garaging and good sized garden, renovated and extended in 2019, located in the sought-after rural hamlet of Wimborne St Giles situated on the edge of the sought after Cranborne Chase.

£3200per calendar month | Available Now

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Description & Location

A beautifully presented family home with many original features balanced with a contemporary glazed dining room leading to the garden. The ground floor further benefits from two reception rooms, study, kitchen and utility room. The first floor offers a master bedroom with ensuite, second bedroom with ensuite shower room and three further bedrooms with family bathroom. Outside is a large garden, private parking and garaging. The property was renovated and extended in 2019.

The property is located in the unspoilt village of Wimborne St Giles, on the edge of the Cranborne Chase Area of Outstanding Natural Beauty. This sought after village offers a thriving rural community with post office & shop and Grade 1 listed St Giles Church, along with an abundance of country walks. The famous historic market town of Wimborne is approximately 6 miles with a range of shops, supermarkets, restaurants and attractions. Salisbury is 15 miles with a main train line to London Waterloo. A range of both public and private schools such as Sandroyd, Port Regis, Clayesmore, Shaftesbury and Gillingham are within easy reach.

Accommodation

ENTRANCE HALL

with stairs up to first floor and ground floor WC

SITTING ROOM (3.77m x 7.10m)

with large original windows, wooden ceiling beams and log burner

LIVING ROOM (3.77m x 5.47m)

following on from the dining room, with double doors opening onto the front garden

STUDY (3.68m x 3.44m)

bright and spacious with large original windows and log burner

KITCHEN (3.68m x 3.92m)

with fitted units, AGA cooker, hob and extractor fan, and small breakfast bar

DINING ROOM (3.68m x 7.17m)

large dining area with glazed wall and ceiling with large sliding doors looking onto the back garden, double doors into sitting room, perfect for entertaining

UTILITY ROOM (3.24m x 3.92m)

spacious utility room with sink and door into back garden

MASTER BEDROOM (3.68m x 3.92m)

with built in wardrobe, ENSUITE BATHROOM ROOM with shower, freestanding oval bath and toilet

BEDROOM TWO (3.77m x 3.62m)

a double room with built in cupboard and ENSUITE with shower and toilet

BEDROOM THREE (3.77m x 3.60m)

a double with built in wardrobe

BEDROOM FOUR (3.68m x 3.36m)

a double with built in wardrobe

BEDROOM FIVE (3.01m x 3.15m)

a spacious single bedroom

BATHROOM (3.01m x 2.02m)

family bathroom with separate bath and shower

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RICS®



Outside

There is a good sized tiled area and a raised grass area looking onto the dining room, with private driveway and garage.

EPC

The cottage has an EPC rating 'D68'.

Services and Utilities

The property is heated via oil fired central heating, and served by septic tank drainage and main water. Tenant to pay for septic tank emptying annually.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Wessex Internet or Openreach. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £3,200pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £735 is payable to secure the property (see further details and conditions in our fee summary) and £3,200 is payable as a security deposit.

Council Tax Band D – Dorset Council.

Availability

The property is available now.

Restrictions

Pets by negotiation.

Photos



Viewings

Strictly by appointment only through Fowler Fortescue 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.