



Waddock Farm House

Waddock Cross, Waddock Drive, Dorchester, DT2 8QY

Fowler Fortescue
RURAL ASSET MANAGEMENT



Waddock Farm House

£3,800pcm

Waddock Cross, Waddock Drive, Dorchester, DT2 8QY

A delightful four bedroom detached farmhouse with a one bedroom annexe, situated in a beautiful rural location in the sought after village of Moreton, near Dorchester.

Kitchen | Dining Room | Drawing Room | Utility Room | Downstairs WC | Study | Master Bedroom | Two Further Double Bedrooms | One Single Bedroom | One Bedroom Annexe | Two Family Bathrooms | Garden | Driveway | Carport | Large Garden | Four Acres of Paddocks | Three Stables | External Office | Store Room |

Description

A beautifully presented family home, thoughtfully refurbished throughout. This spacious property offers generous and well-appointed accommodation.

The ground floor features an entrance hall leading to a study or snug, a large drawing room, kitchen, WC, and a spacious utility/boot room. This space could alternatively be configured as an open plan kitchen, dining, and living area to serve the annexe. Upstairs, the first floor provides an impressive master bedroom, two further double bedrooms, a single bedroom, and a family bathroom. The annexe benefits from its own private access, and includes a large double bedroom and a bathroom.

Externally, the property is set within extensive grounds, including a large garden, four acres of paddocks with water supply - available under a separate licence, three stables - one with electric supply, an external office or tack room, carport or open barn, and ample driveway parking.

Situation

The historic town of Dorchester lies just 7.5 miles away, offering a wide range of amenities including shops, pubs, a mainline railway station, and the county hospital. The attractive market town of Wareham is only 10 miles away. Moreton itself is a charming village, with a popular café and walled gardens at its centre, a mainline railway station on the London Waterloo to Weymouth line, and access to highly regarded nearby schools such as Sandroyd School and Bryanston School.

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

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Kitchen



Living Room



Accommodation

The front door opens into an entrance hall

Kitchen with fitted units. The room is of good proportion

Study/ Snug a well-proportioned room

Drawing Room a large dual aspect room

Dining Room with space for a large table

Utility Room/Boot Room a large room with space for a washing machine, tumble dryer, coats and shoes. Alternatively, this space could be configured as an open plan kitchen, dining, and living area to serve the annexe

Downstairs Cloakroom with sink and WC

First Floor

Stairs from the main hall lead up to the first floor

Master Bedroom a dual aspect, bright and spacious room



Bedroom Two a good sized double bedroom

Bedroom Three a good sized double bedroom

Bedroom Four a single room or dressing room

Family Bathroom with large bath, wash hand basin and WC

The Annexe

Bedroom a large double room

Family Bathroom with walk in double shower cubicle, wash hand basin and WC

Parking

The property is approached via a long gravelled driveway providing space for a number of vehicles. There is also a carport for four vehicles, and a further concrete yard

Garden

The garden is to the rear, mainly laid to lawn. There are also four acres of paddocks available under a separate licence, three stables, an external office or tack room, and a store

Utilities

Mains electricity, mains water and private drainage. Oil-fired central heating



Services

Ofcom indicates there is Ultrafast broadband (up to 1000 Mbps) available to the property. Mobile phone signal is good outdoors and variable indoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker

Council Tax Dorset Council, council tax band G

EPC Rating The property has an EPC rating of E39

Pets by application

Available from 1st November 2026

Rent £3,800 per calendar month payable by direct debit on the 1st of each month

Holding Deposit a holding deposit of £875 is payable to secure the property

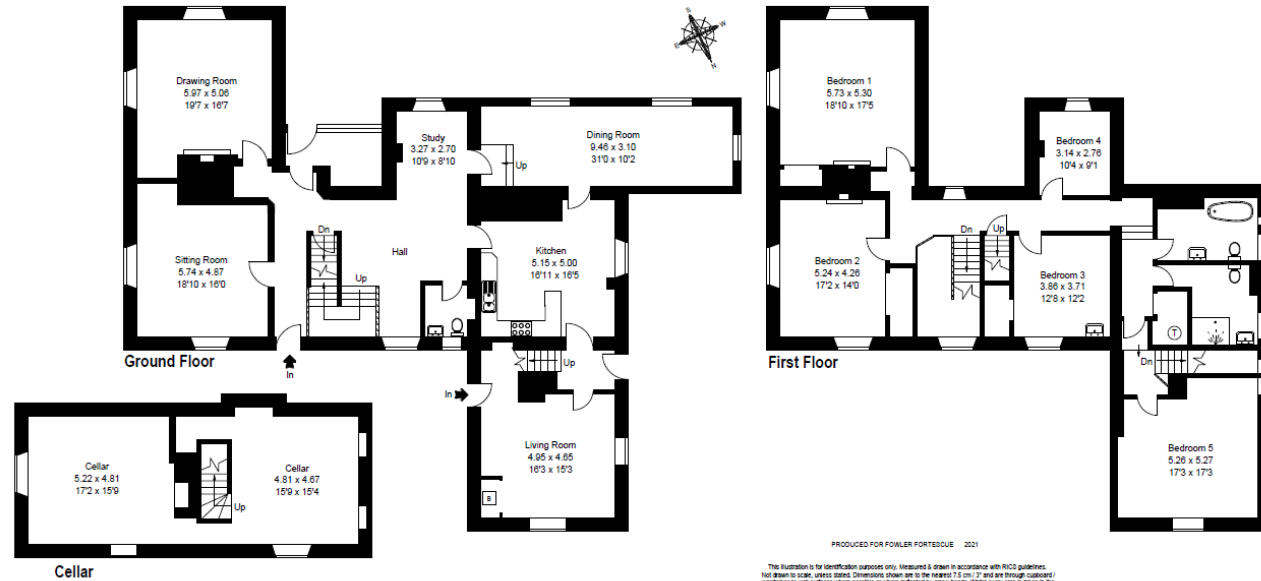
Security Deposit £4,380 to be held under the terms of The Deposit Protection Scheme for the duration of the tenancy

Viewing strictly by appointment through Fowler Fortescue's office on 01747 820021

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.



Waddock Farm, Waddock Cross, Dorchester, Dorset DT2 8QY
 Approximate Gross Internal Area :- 444 sq m / 4779 sq ft



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PRODUCED FOR FOWLER FORTESCUE 2021
 This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines.
 Not drawn to scale. Units stated. Dimensions shown are to the nearest 1/4 inch (1/2 inch and are through casework).
 Variations in wall surfaces where occasion or where indicated by arrow heads. Utmost care is taken in the
 preparation of the plan, please check all dimensions, plans & contents carefully before making any decisions
 reliant upon them.

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