

Symonds
& Sampson



Cross Lanes, Melcombe Bingham, Dorchester, Dorset

Cross Lanes
Melcombe Bingham
Dorchester
Dorset DT2 7NY

A three bedroom semi detached country home within
the heart of the beautiful rural village of Ansty.



- Unfurnished
- Long term let
- Available immediately
- Village location at the foot of Henning Hill
 - Off road parking for 3 to 4 cars
 - Enclosed rear garden

£1,250 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A three bedroom semi detached country home within the heart of the beautiful rural village of Ansty.

Available immediately with a preference for a longer term tenancy.

2 Farm Cottages is a well presented 3 bedroom semi detached house with large gardens and lovely outlook to the rear. There is double glazing, oil central heating, and a good sized kitchen dining room, and the lounge has an open fire. This property will ideally suit a small family wishing to live within a local village community.

Rent: - £1250 per calendar month / £288 per week

Holding Deposit: - £288

Security Deposit: - £1442

Council Tax Band: C

EPC Band: D

DIRECTIONS

Entering the village from Ansty, the property will be found half way through the village on the left hand side.

SITUATION

The property is situated in the heart of the village of Melcombe Bingham with a rural aspect to the rear towards Henning Hill. Melcombe Bingham is an attractive village surrounded by open countryside. The renowned Bulbarrow Hill, in the heart of the Dorset countryside, is just beyond Ansty. Local facilities in the village of Ansty, about 1 mile to the north-west, which includes a farm shop/general store, village hall, church, and the popular public house "The Fox", with Cheselbourne Primary village school also a short distance away. Situated about 11 miles from Dorchester and 9 miles from Blandford Forum these centres as well as Sherborne offer a large selection of shops, recreational, educational, and cultural facilities. Dorchester and Sherborne have mainline railway connections to London/Waterloo.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, private drainage, mains electricity and oil for central heating. There is mobile signal and ultrafast broadband provided to the property as stated by the Ofcom website. There is a low recorded flood risk at the property. The property is of a stone build under a tiled roof. The property will be let unfurnished.

DIRECTIONS

what3words:///coolest.apart.crisper

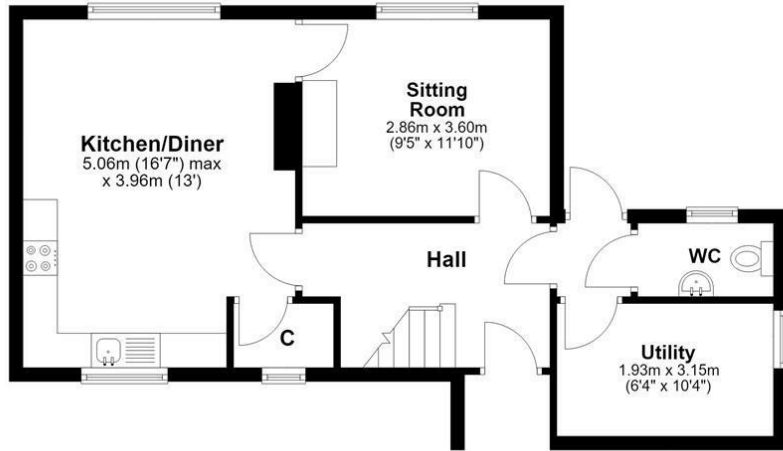
Entering the village from Ansty, the property will be found half way through the village on the left hand side.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (15-24)		
England & Wales		

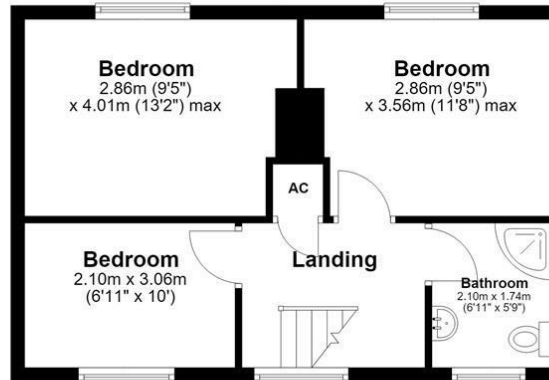
Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Office/Neg/Date



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT