

# Cruxton Manor Farmhouse (Lettings)

Cruxton, Dorchester,

# Cruxton Manor

Cruxton
Dorchester
DT2 0EB

Attractive Dorset farmhouse set in an enviable rural situation surrounded by farmland yet within easy reach of the large village of Maiden Newton and only a few miles from Dorchester.

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- Situated in the heart of unspoilt West Dorset
- Farmhouse kitchen
- Spacious lounge
- Large dining room
- Study
- Master bedroom with en-suite
- Three further double bedrooms
- Large lawned gardens overlooking farm land
- Further land could be available by separate negotiation

## £2,250 Per Month

Poundbury Lettings
01305 251154
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## THE PROPERTY

Cruxton Manor Farm offers a rare opportunity to rent a modern farmhouse built in 2010 set privately within a valley leading south-west in a beautiful unspoilt part of West Dorset. The accommodation is well laid out and provides, farmhouse kitchen, separate dining room, sitting room and four good sized bedrooms and lawned gardens surrounding the property . There could be an option to rent some land by separate negotiation close to the farmhouse but this depends on the use the potential tenant have in mind. Please ask the Agent for further details.

Please note these photos were taken in September 2024.

## OUTSIDE

To the front of the property is a gravelled driveway which provides ample off road parking. The rear garden is laid to lawn and uninterrupted views from the rear over the surrounding countryside.

## SITUATION

The property is situated just less than 1 mile south of the village of Maiden Newton providing village shops, garage, doctor's surgery, fuel station, a public house and a primary school. The County Town of Dorchester, 9 miles to the south, provides an excellent range of retail, recreational and commercial facilities. The A35 and A37 trunk roads and mainline stations at Dorchester provide good communication links. The area is well served by independent and state schools including the Sherborne Schools, Leweston, Milton Abbey, Bryanston and Sunninghill Prep School.

## DIRECTIONS

Use what3words.com to navigate to the exact spot.
Search using: array.originals.pelted













## SERVICES

Mains electricity, water and drainage.

The property is subject to an Agricultural Occupancy Restriction.

LOCAL AUTHORITY

Dorset Council, tax band F - 01305 251010

BROADBAND

Standard download 25 Mbps, upload 1 Mbps. Please note all available speeds quoted are 'up to'.

MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

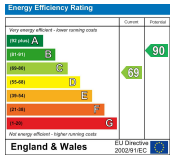
## MATERIAL INFORMATION

Rent: - £2,250.00 per calendar month / £519.00 per week
Holding Deposit - £519.00
Security Deposit - £2,596.00
Council Tax Band: F (Dorset Council - 01305 251010)
EPC Band: C










## Cruxton Manor Farm, Cruxton, Dorchester

Approximate Area = 1958 sq ft / 181.8 sq m

For identification only - Not to scale




Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024
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PouLets/FH/04.11.2026

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