



1 Hillside Farm Cottage, Osborne, Sherborne, DT9 4LA

A pretty traditional cottage set in the heart of Osborne on the outskirts of Sherborne.



- Rural location
 - Parking
- Oil fired central heating

- Traditional cottage
- Wood burner stove
- Good local walks

£1,100 Per Calendar Month

A two and a half bedroom traditional cottage set in the popular village of Osborne built of stone under tiled roof.

The property consists of a good size utility/boot room, lounge with woodburner stove, open plan kitchen. Upstairs are two double bedrooms, a small bedroom/office and family bathroom.

The cottage is visited by the villages resident ducks and the neighbours chickens.

The rent is exclusive of all utility bills including council tax, mains water and drainage and mains electric and oil. According to Ofcom's website Ultrafast broadband is available in the area and there is mobile coverage in the area, please refer to Ofcom's website for more details. There is a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website

Available April for an initial 12 month tenancy
 Rent: - £1100 per calendar month / £253 per week
 Holding Deposit - £253
 Security Deposit - £1265
 Council Tax Band - C
 EPC - E
 No deposit option available via Reposit

OUTSIDE

The main garden is to the front of the property and consist of a lawn and mature shrubs and low key fencing a, vegetable patch and concrete path. A side gate leads to the rear of the cottage where there is a gravel parking space accessed off the track, a hardstanding area and Outbuilding and wood store.

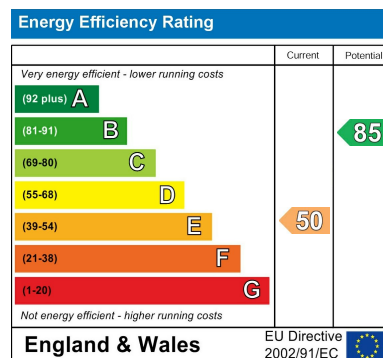
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SITUATION

Osborne is a picturesque village with a vast range of footpaths and bridle ways. The village has a small country house hotel as well as being within easy reach of Sherborne (1 mile) and Milborne Port (2 miles) both of which have a thriving community with a range of amenities. The historic Abbey town of Sherborne offers an excellent range of boutique shops, cafes, and two supermarkets. For more extensive shopping there is the busier town of Yeovil just 6 miles away. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible. Sherborne is surrounded by beautiful countryside which offers a host of leisure pursuits, and to the south is the fabulous Jurassic Coastline and the popular towns of Dorchester and Poundbury.

DIRECTIONS

Follow the A30 (Coldharbour) East towards Milborne Port. At the roundabout take the second exist and follow this road for approximately a 1 mile, then left at the signpost for Osborne. Follow into the village of Osborne and the cottage is located not far past the Church on the right hand on the end of the bridle path/track.
 What3words - ///magnitude.cycled.knowledge



Sherborne/TSG/03.03.2026



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