



Symonds
& Sampson

Old School House

Wynford Eagle, Dorchester, Dorset

Old School House

Wynford Eagle
Dorchester
Dorset DT2 0ER

A substantial detached period residence set in a small hamlet surrounded by unspoilt countryside close to the village of Maiden Newton with all its excellent amenities.



- Unfurnished
- Long term let
- Available immediately
- A blend of period charm and modern decor
- Mature garden with maintenance included
- Idyllic rural location

£3,250 Per Calendar Month

Blandford Lettings
01258 458473
blandford@symondsandsampson.co.uk



THE PROPERTY

Old School House is a light and spacious family home, recently renovated to a high standard with quality fixtures and fittings throughout. It offers flexible accommodation with stunning views of the surrounding garden and countryside.

The entrance porch provides ample storage for coats and boots and opens into a large reception hall with a handsome staircase. There is a useful utility room and a convenient downstairs cloakroom. The reception hall leads through to an open plan reception and dining room with a semi-circular sunroom that overlooks the patio and garden. The dining area seamlessly connects to a modern, well designed kitchen with integrated appliances and plenty of storage. A downstairs study, with bay windows offering views across the water meadows, and a large formal drawing room complete the ground floor.

Upstairs, the spacious balcony landing leads to four generously proportioned double bedrooms, each featuring built-in wardrobes. The master bedroom is particularly impressive, boasting a walk-in dressing room and a large ensuite bathroom. A generous family bathroom and separate cloakroom are also located on this floor, along with two sizeable storage cupboards.

Outside, the private driveway leads to a double garage with ample parking. Additional outbuildings include part of the original school room, perfect for storage or use as a workshop, a greenhouse and a shed. The mature gardens are a particular feature and maintenance is included within the rent.



SERVICES

The property is built of stone with a slate roof and has oil central heating and double glazing. There is private water and drainage, both charges are payable to the Landlord directly. The rent is exclusive of all other utility bills including Council Tax, Broadband and mains Electric.

For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk.

Rent - £3250 per month / £750 per week

Holding Deposit - £691

Security Deposit - £3750

EPC Band - D

Council Tax Band - G

SITUATION

The property is situated in West Dorset, midway between Dorchester and Yeovil. The village of Maiden Newton is approximately 1.5 miles away which has a good range of local amenities including a post office, shops, garage, doctor's surgery, first school and railway station. The surrounding countryside, and nearby coast offer excellent walking and leisure facilities. Yeovil Junction mainline station is approximately 13 miles away with direct services to London Waterloo. The County Town of Dorchester has a wider range of amenities, schools and the county Hospital.



DIRECTIONS

what3words:///permanant.waitress.cookers

From Dorchester take the A37 heading towards Yeovil. Follow the A37 through Grimstone and then turn left onto the A356 to Maiden Newton. Continue through Maiden Newton and before you leave the village take the left fork to Wynford Eagle. Go over the humpback bridge and turn right at the staggered cross roads. As you enter the hamlet turn right to Askerswell and Bridport. The driveway to the property is immediately after the Church on the left.



Wynford Eagle, Dorchester

Approximate Area = 3648 sq ft / 338.9 sq m (excludes lean to)

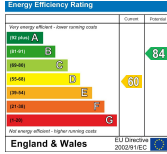
Garage = 333 sq ft / 30.9 sq m

Store Room = 258 sq ft / 23.9 sq m

Outbuildings = 169 sq ft / 15.7 sq m

Total = 4408 sq ft / 409.4 sq m

For identification only - Not to scale



Blandford/LM/Revised January 26



01258 458473

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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