







# 3 The Barracks, Wynford Eagle, Dorchester, Dorset, DT2 0ER

A charming three-bedroom end of terrace cottage situated in the idyllic rural hamlet of Wynford Eagle and centrally located for Dorchester, Bridport and the coast.

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- Three bedroomed semi-detached cottage
- Living room with wood burner
- Parking and carport for two cars
- Comfortable accommodation including study/nursery
- Spacious gardens, laid mainly to lawn
- Sitting room with woodburner

## £1,500 Per Calendar Month

A charming three-bedroom end of terrace cottage situated in the idyllic rural hamlet of Wynford Eagle and centrally located for Dorchester, Bridport and the coast.

## THE PROPERTY

The property offers spacious accommodation comprising entrance hall leading to a comfortable sitting room with a wood burner. The large kitchen diner provides plenty of room for cooking and dining and includes an oven, hob and attractive feature fireplace. There is also a ground floor shower room, a separate utility room and a useful boot room, providing additional storage and practical space.

On the first floor, the property benefits from three good-sized double bedrooms, along with a study or nursery, offering flexibility to suit a range of needs. These rooms are all served by a family bathroom.

## OUTSIDE

To the front of the property is a good-sized enclosed garden, featuring a large lawn area surrounded by established shrubs and flower borders. There is also a further enclosed garden to the rear of the property, offering additional outdoor space.

To the side of the property is a car port, along with two lockable sheds and a further open shed, providing useful storage space for garden equipment, bikes and other belongings.

## 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

Use what3words.com to navigate to the exact spot. Search using: bystander.wagers.solution

## SERVICES

Mains electricity, Private water & sewerage. Oil central heating.

The property is subject to an Agricultural Occupancy Restriction.

LOCAL AUTHORITY

Dorset Council, tax band D - 01305 251010

BROADBAND

Standard download 7 Mbps, upload 1 Mbps. Ultrafast download 1800 Mbps, upload 220 Mbps. Please note all available speeds quoted are 'up to'.

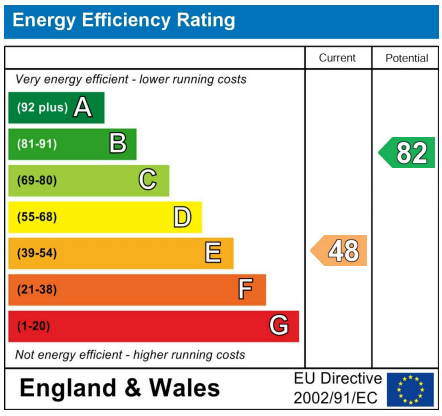
MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

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## MATERIAL INFORMATION

Rent: - £1500.00 per calendar month / £346.00 per week
Holding Deposit - £346.00
Security Deposit - £1,730.00
Council Tax Band - D
EPC - E




PouLets/FH/03.11.2026


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