



Symonds
& Sampson

The Old Rectory

Droop, Hazelbury Bryan, Sturminster Newton,

The Old Rectory

Droop
Hazelbury Bryan
Sturminster Newton
DT10 2ED



- Unfurnished
- Available immediately
- Long term let preferred
- Popular village location
- Recently redecorated throughout
 - Allocated parking

£1,350 Per Month

Sturminster Lettings
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THE PROPERTY

A charming home forming part of a fine country house nestled in the heart of this popular Dorset village. The Wing has been recently redecorated and retains a wealth of character throughout, including multiple feature fireplaces, sash windows, high ceilings and flagstone flooring.

The property offers flexible accommodation arranged over two floors including a spacious first floor sitting room, separate study/snug, kitchen, generous boot/utility room, and a convenient WC. Upstairs, a large country-style landing provides access to the two double bedrooms and a modern bathroom.



OUTSIDE

Outside, the property benefits from an attractive open-plan courtyard, with steps leading to the raised parking area. The property enjoys views over the attractive well stocked grounds and countryside.

SITUATION

Several hamlets make up the parish of Hazelbury Bryan, which is surrounded by breath-taking countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways crisscrossing the countryside giving ample opportunity for walking and riding.

Hazelbury Bryan has a shop, school, public house and village hall. Sturminster Newton, which is the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are accessible as are the coastal resorts of Poole and Weymouth.

DIRECTIONS

What3words///noises.sprinter.saloons

SERVICES

The rent is exclusive of utility bills including council tax, oil for heating, mains water and mains electricity. However, drainage via a septic tank are included within the rent. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

MATERIAL INFORMATION

There is a low risk of flooding at the property as stated on the Gov website. The property is of a stone build under a slate roof and will be let unfurnished.

Rent - £1350 per month / £311 per week

Holding Deposit - £311

Security Deposit - £1557

EPC Band - E

Council Tax Band - B (Dorset Council) 01305 211970

Photographs – October 2026 © Symonds & Sampson



The Wing, The Old Rectory, Droop, Hazelbury Bryan, Sturminster Newton,

Approximate Area = 1671 sq ft / 155.2 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1529402



Sturminster/LM/October26



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