

Symonds  
& Sampson

# The Square

Cranborne, Wimborne, Dorset

# 14

The Square  
Cranborne  
Wimborne  
BH21 5PR

Substantial Georgian Grade II listed farmhouse situated in a prominent position within the village of Cranborne – an Area of Outstanding Natural Beauty.



- Unfurnished
- Long term let
- Available immediately
- Character features
- Large enclosed garden
- Double garage and courtyard

£3,750 Per Month

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## THE PROPERTY

Available immediately with a preference for a long term let. Pets considered at the landlord's discretion.

Arranged over three floors, 14 The Square occupies a prominent position with the period charm of this fine house evident in every corner.

Upon entering the property, you are greeted by not one but two inviting reception rooms offering versatile space with a wood burner, exposed brickwork and wooden panelling. The property features an attractive farmhouse kitchen with a Belfast sink, integrated appliances, a large dresser, and a traditional AGA, finished with a tiled herringbone floor. The first floor offers four well-proportioned double bedrooms including a master with ensuite, and is additionally served by a modern shower room. Two staircases give access to the second floor which comprises of the remaining two bedrooms, a family bathroom and a loft room continuing the character of the property with beamed ceilings and exposed brickwork.

Outside, the rear door opens on to a charming courtyard, leading to a sizeable garden storage room and enclosed garden, with the additional benefit of a double garage and off-street parking with an EV charging point.

Agent's Note: New carpet has been fitted to the stairs, landing and master bedroom.

Rent - £3750 per month / £865 per week  
Holding Deposit - £865  
Security Deposit - £4326  
EPC Band - F (Exemption Number BEIS00391114KJBBH)  
Council Tax Band - F



## SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage, mains electricity and LPG Gas for heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a high flood risk for the land around the property as stated by the gov.uk website. However, the landlord states that the property has never flooded during his ownership. The property is of brick build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

## SITUATION

This favoured village lies within the beautiful countryside of the Cranborne Chase, designated as an Area of Outstanding Natural Beauty, and has amenities including a post office and shop, two public houses, hotel, award winning restaurant and the Cranborne Manor garden centre with tea rooms. The market towns of Wimborne and Ringwood, offering good shopping including Waitrose supermarkets, bars and restaurants. Both Wimborne and Ringwood are approximately 10 miles away, and the cathedral city of Salisbury is approximately 18 miles. Access to the M27 and M3 to London is via the A31 at Ringwood. Mainline trains to London run from Salisbury, Southampton Parkway and Bournemouth stations. Sporting amenities include golf at Remedy Oak and Rushmore, and there are plenty of opportunities for countryside walks locally. The village benefits from Cranborne First and Middle schools while private schools in the area include Bryanston, Canford, Dumpton, Sandroyd, and Clayesmore.



## DIRECTIONS

what3words:///vibes.laces.bolts

Approaching Cranborne from the direction of Wimborne, pass the Cranborne Garden Centre on your left and side, and follow the road down the hill into the village. At the bottom of Wimborne Street the road bends to the right, The Square is the turning on the left. Number 14 is positioned on the corner opposite the Post Office and shop.



# The Square, Cranborne, Wimborne

Approximate Area = 3922 sq ft / 364.3 sq m (includes double garage)

Limited Use Area(s) = 189 sq ft / 17.5 sq m

Outbuilding = 257 sq ft / 23.9 sq m

Total = 4368 sq ft / 405.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class is based on the energy performance of the building.			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38	28	
G	1-20		33

England & Wales  
EU Directive 2002/91/EC



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1383922



Blandford/LM/December25



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