



## Rose Cottage, Chaldon Herring, DT2 8DN

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- Semi detached cottage
- Good sized lounge with woodburner
- Rural village location

- 2 Double bedrooms
- Rear garden
- Available now

£1,050 Per Month



Two bedroom end of terrace character cottage with garden.

Available immediately for an initial 12 month tenancy with preference for a longer term tenancy.

The property is ideally located in the charming village of Chaldon Herring.

The accommodation comprises sitting room with multi fuel burner, kitchen with space for an electric cooker, space for fridge, freezer and dishwasher. The bathroom is also on the ground floor and has a shower over the bath as well as a separate shower. On the first floor there are two bedrooms, of which are both doubles.

At the rear of the property is a lean to which can accommodate a washing machine and storage. The courtyard garden has steps up to a patio area perfect for a seating area.

The rent is exclusive of all utility bills including Council Tax, Broadband, Oil fired central heating and mains Electric. There is limited mobile signal. There is very low flood risk at the property.

Rent: - £1,050 per calendar month / £242 per week  
Holding Deposit - £242  
Security Deposit - £1,210  
Council Tax Band - D  
EPC - TBC

## SITUATED

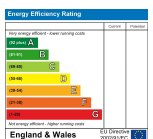
Situation - Chaldon Herring or East Chaldon is a picturesque village nestled in a valley, about two miles from the coast. Within the village there is a church and public house (The Sailor's Return).

The nearby village of Winfrith Newburgh has a general store/post office, public house and first school. There are more comprehensive facilities in Wool and Dorchester, both with mainline railway stations on the London Waterloo line. Lulworth Castle is about five miles with the stunning Jurassic Coastline offering scenic walks and access to beaches. There is some spectacular walking and riding in the surrounding countryside and along the Dorset coast, designated a World Heritage site.

## DIRECTIONS

<https://what3words.com/corrosive.mastering.monk>

PouLets/HL/02/01/26



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