

Symonds
& Sampson

ESTABLISHED 1858



Byways

Church Green, Bishops Caundle, Sherborne,

Byways

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Bishops Caundle
Sherborne
DT9 5ND

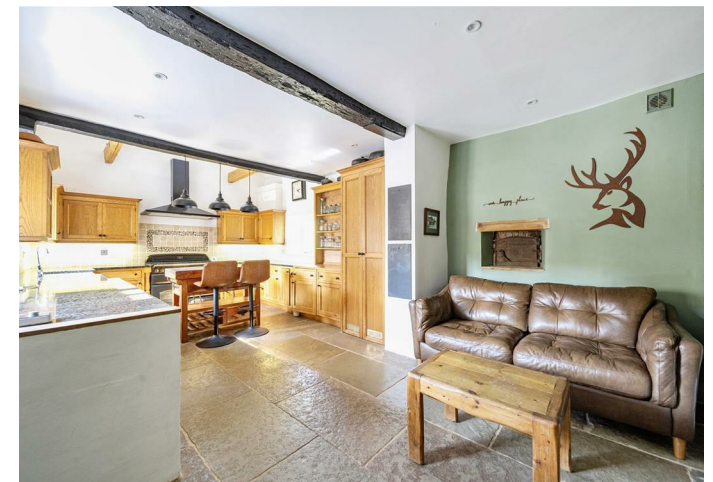
A superb family home in the heart of a beautiful village



- Popular village location
- Traditional style cottage
- Five double bedrooms
 - Flexible living space
- Covered hot tub and bar
- Boosted Wessex Internet and gardener provided

£2,400 Per Calendar Month

Sherborne Lettings
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THE PROPERTY

A five bedroom 3 storey house built of stone and render with hot tub under a tiled roof.

A beautiful versatile family home that comprises of five bedrooms. There is an office, main lounge, dining room, open plan kitchen with a sofa area, utility and shower wet room downstairs. The first floor comprises of master bedroom with ensuite, two double bedrooms and a family shower room. The top floor has two double bedrooms in the eaves with an area between ideal to be used as a TV or gaming area for the two bedrooms.

The property over looks the Church Green with a footpath leading to the road. To the rear is a large garden with patio areas, well established planting and a covered hot tub and outside bar.

The rent is exclusive of all utility bills including council tax, mains electric, LPG, drainage. A gardener and boosted Wessex internet is included within the monthly rent. There is mobile coverage in the area, please refer to Ofcom's website for more details. According to the GOV.UK website there is very low risk of flooding in the area.. The property has LPG central heating and underfloor heating in some areas and will be let part or unfurnished.

DIRECTIONS

SITUATION

There is the historic village church. Up the road is a village shop and post office, primary school, village hall and garage with shop. Bishops Caundle is a small village on an elevated ridge overlooking Blackmore Vale countryside.

6 miles west is the Abbey town of Sherborne with its historic architecture, boutique and national high street shops, sports centres including swimming pools and two supermarkets. Educational facilities are excellent with the well regarded Gryphon state secondary school and the renowned private Sherborne Schools and Leweston. There is also access to the A30 trunk road and mainline railway station (Waterloo 2 hours 15 minutes)

OUTSIDE

The property is situated overlooking the Church Green and has an open culvert running along side. The garden at the rear is large and comes with a regular gardener included int the rent. The owners have left a granite garden patio set on the patio for use together with an outside covered bar and hot tub (if tenant wishes to use hot tub it is their responsibility to maintain the chemical balance, cleaning and water replenishment) There is a double garage but the landlord retains one side and there is parking for multiple cars.

DIRECTIONS

What3words///cities.likening.ship



Energy Efficiency Rating		Current	Potential
Your energy-efficient colour rating scale			
A	92-100	78	
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk/government/organisations/energy-efficiency			
England & Wales		EU Directive 2002/91/EC	

Byways, Bishops Caundle, Sherborne

Approximate Area = 2159 sq ft / 200.5 sq m

Limited Use Area(s) = 234 sq ft / 21.7 sq m

Garages = 306 sq ft / 28.4 sq m

Total = 2699 sq ft / 250.6 sq m

For identification only - Not to scale



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: 1448377



Office/Neg/Date



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