



## Alton Pancras, Dorchester, DT2 7RW

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- Three Bedroom Rural Cottage
- Open plan Lounge/ Diner
- Parking

- Newly fitted Kitchen
- Beautiful Farmland Views
- Side Garden

£1,200 Per Calendar Month

An attractive and thoughtfully converted three bedroom village cottage, situated in a lovely position set back from the road in the sought after location of Piddle Valley.

The property is mostly open plan on the ground floor with a newly fitted modern kitchen onto a large lounge / dining area. Separate W.C downstairs. Upstairs there a three double bedrooms with storage, en-suite shower room to master and family bathroom. The rooms all face west with views towards surrounding farmland.

There is oil fired central heating, wood burner stove in the lounge and a good sized south facing garden with ample parking. Water rates payable to Landlord direct as private supply.

Rent: - £1,200.00 per calendar month/ £276.00 per week  
Holding Deposit - £276.00  
Security Deposit - £1,380.00  
Council Tax Band: C  
EPC Band: E

## OUTSIDE

Front garden which is laid to lawn, with parking to the far side of the next door property.

HEATING Oil fired central heating.

FURNISHINGS The property is being offered unfurnished with floor coverings and curtains as seen.

UTILITIES Mains electricity. Metered water. Council Tax band C (WDDC 01305 251010).

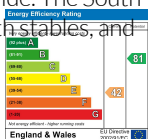
## SITUATION

South Stables is situated in the village of Alton Pancras between the River Piddle and the village church. Alton Pancras is a small village situated at the northern end of the sought after Piddle Valley and surrounded by rolling countryside. Dorchester lies approximately 9 miles to the south and Sherborne approximately 11 miles to the north, both towns offering good local facilities and main line stations. The nearby villages of Buckland Newton and Piddletrenthide offer village stores, public houses and village schools.

## DIRECTIONS

<https://what3words.com/entertainer.degrading.educated>

Heading north on the Piddle Valley on the B3143, go through Piddlehinton and Piddletrenthide, and into Alton Pancras. As you enter the village, there are some thatched white cottages on the right. Opposite the 5th of these cottages, turn into an unmade road, and follow it up the hill, past a brick house on your right, and then turn into the right and follow the track down, to the left, and the stable conversions will be seen on the right hand side. The South Stables is the first one you come to. Parking is beyond the north stables, and in to the right.



PouLets/HL/11/03/26



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