

Symonds  
& Sampson



Peckons Hill  
Ludwell,

# Peckons Hill

Ludwell  
SP7 0PN

A beautifully presented three bedroom detached property benefiting from far reaching countryside views, situated a short distance from Shaftesbury.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of Ludwell
  - Views over open countryside
  - Off road parking for several vehicles

£1,500 Per Month

Sturminster Lettings  
01258 473766  
sturminster@symondsandsampson.co.uk



## THE PROPERTY

A beautifully presented three bedroom detached property benefiting from far reaching countryside views, situated a short distance from Shaftesbury.

Available immediately with a preference for a longer term let.

The accommodation comprises of a modern fitted kitchen with a separate utility area and a downstairs W.C, a large sitting room benefitting from a character fireplace with wood-burner. Upstairs there are three good sized bedroom, and a stylish family bathroom.

Outside, the property is approached by a large driveway with ample off road parking for several vehicles. There is a substantial wrap around garden garden mainly laid to lawn with views across open countryside.

Rent: - £1500 per calendar month / £346 per week

Holding Deposit: - £346

Security Deposit: - £1730

Zero deposit option available via Reposit

Council Tax Band: - D

EPC Band: - E

## SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity and oil for heating. Private drainage via a septic tank. There is mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is a very low recorded flood risk at the property. The property is of a sandstone 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

The property is situated in the village of Ludwell approximately 3 miles away from the larger town of Shaftesbury an ancient Saxon Hilltop town with a range of facilities and public amenities. Direct rail links to London may be gained via Tisbury or Gillingham, whilst the cathedral city of Salisbury with its excellent architecture and extensive range of facilities is approximately 25 miles.

## DIRECTIONS

[what3words.com/interacts.develops.muddle](https://www.what3words.com/interacts.develops.muddle)



# Peckons Hill, Ludwell, Shaftesbury

Approximate Area = 1335 sq ft / 124 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating) is based on the energy performance of the building.			
A	92-100	81	92
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 <a href="http://www.gov.uk/government/topics/energy-ratings">www.gov.uk/government/topics/energy-ratings</a>			
England & Wales EPC Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1439182



SturminsterNewton/LM/April26



01258 473766

sturminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Agriculture House, Market Place,  
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**