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WHITES

Gable Cottage Luke Street, Berwick St John, Shaftesbury, Dorset, SP7 0HQ

£1,850 PCM

## About The Property

Originally designed as a life-sized dolls' house for the owner of the local country estate, the cottage is perched in an elevated position with far-reaching views towards the Downs. The accommodation comprises an entrance porch with coat hooks etc, kitchen/breakfast room with a range of farmhouse-style units, china sink, fridge-freezer and free-standing double electric oven with ceramic hob. Feature chimney alcove with shelving. Separate utility/boiler room with tiled floor, worktop and under-counter washing machine and dishwasher. Sitting room with woodburner and a nice outlook at both ends of the room. Front hall with built-in shelves under the stairs. Ground floor bathroom with electric shower at one end of the bath and a separate hair washing shower at the other end. Upstairs there are three bedrooms, all currently accommodating a double bed but with limited wardrobe space. Oil-fired boiler for central heating and hot water, double glazed windows and laminate flooring throughout. Outside there is a private, sweeping drive up to a gravelled parking/turning area. There is a good sized, private garden on three sides of the property screened by beech hedging and pleaching, mainly lawn with two sunny sitting/barbecue areas. Secure brick lock-up for logs, bikes etc and with and power for the tumble dryer. There is also a shepherd's hut with light and power providing an overflow guest bedroom. The cottage is currently fully furnished to the standard of a successful holiday letting with a full complement of white goods. The property might be available unfurnished, depending on the length of tenancy required. Tenants will need to demonstrate that they can keep the garden to the same standard or employ the gardener.



- Lovely character cottage
- Elevated village setting
- Includes traditional Shepherd's hut
- Fully double glazed
- Oil fired central heating
- Sunny, private garden
- Driveway parking and turning
- Great views towards the downs
- Popular village with pub
- Furnished or unfurnished

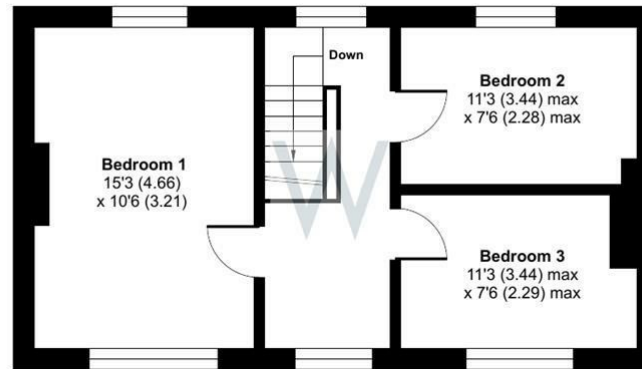
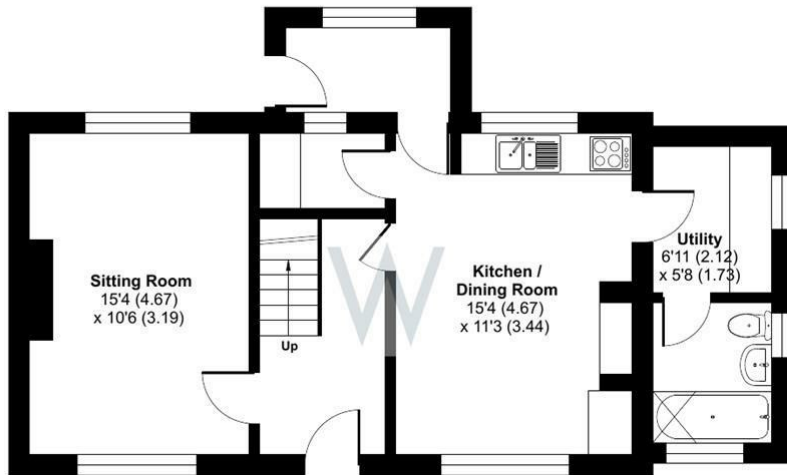




# Luke Street, Berwick St. John, Shaftesbury, SP7

Approximate Area = 1013 sq ft / 94.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for H W White Ltd. REF: 1429614



## Further Information

Let available date: 7th August 2026  
 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Cottage

Furnish type: Furnished/unfurnished

Deposit: £2,130

Local authority:

Council Tax: Band

EPC: D(58)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	