

Symonds
& Sampson



Clare Cottage

13, Milton Abbas, Blandford Forum, Dorset

Clare Cottage

13

Milton Abbas

Blandford Forum

Dorset DT11 0BW

Clare Cottage is a delightful 18th Century thatched Grade II cob cottage, forming part of the picturesque gentle slope of 'The Street'.



- Unfurnished
- Long term let
- Available immediately
- Sought after village location
- Garden with far reaching views
 - Parking

£1,400 Per Month

Blandford Lettings
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THE PROPERTY

Clare Cottage is a delightful 18th Century thatched Grade II cob cottage, forming part of the picturesque gentle slope of 'The Street'.

Available immediately with pet considered at the Landlord's discretion.

Upon entering the property there is a communal front entrance porch with door to the sitting room which has original stone flooring, a large inglenook fireplace, villager woodburning stove and bread oven. There is a dining room with stairs to the first floor and good size kitchen/breakfast room with quarry tiled floor.

The master bedroom is a double with leaded light French windows overlooking the patio area with en-suite shower room. A second flight of stairs to the front of the property leads to two further bedrooms and a family bathroom.

The property has an open plan front garden laid to lawn and parking for two vehicles. Side access leads to gravelled area directly outside the kitchen and steps to a patio area which leads from the main bedroom. Further steps to a sloped garden with beautiful views at the top over the village.

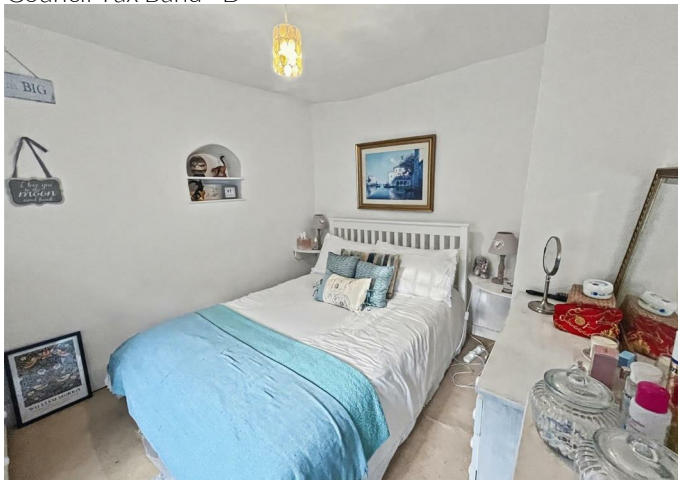
Rent - £1400 per month / £323 per week

Holding Deposit - £323

Security Deposit - £1615

EPC Band - D

Council Tax Band - D



SEVICES

The rent is exclusive of all utility bills including council tax, mains water and drainage and mains electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a cob, block and render build under a thatch roof and will be let unfurnished.

SITUATION

Steeped in history, Milton Abbas offers a well-known public house, a post office, Farm Shop, a church as well as a doctor's surgery and the famous Milton Abbey School with its own golf club. The nearby market town of Blandford Forum is approximately 7 miles and the County town of Dorchester, with mainline station is approximately 10 miles and both offer commercial, shopping and sporting facilities.



DIRECTIONS

[what3words:///create.remainder.powder](#)

From Blandford Forum, proceed towards Dorchester on the A354. After approximately six miles, enter the village of Winterborne Whitchurch. Take the second turning on the right hand side, signposted to Milton Abbas. On entering the village, turn left and proceed down The Street. The property will then be found on the right hand side just past the church.



Energy Efficiency Rating		
Very energy efficient (lower running costs)		
100-120 kWh/m ² A		
80-100 kWh/m ² B		
60-80 kWh/m ² C		
40-60 kWh/m ² D		
20-40 kWh/m ² E		
10-20 kWh/m ² F		
0-10 kWh/m ² G		
Not energy efficient (higher running costs)		
England & Wales		EU Directive 2002/91/EC



responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Plan produced using PlanUp.

Blandford/LM/February26



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