



Woodcutts Salisbury SP5 5RP

A charming early Victorian character cottage benefitting from far reaching countryside views on the outskirts of the popular village of Woodcutts.



- Unfurnished
- Long term let
- Available mid May
- Situated on the outskirts of the popular village of Woodcutts
 - Far reaching countryside views
 - Mature garden

£2,250 Per Month

Blandford Lettings
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THE PROPERTY

A charming early Victorian character cottage benefitting from far reaching countryside views on the outskirts of the popular village of Woodcutts.

Available mid-May with a preference for a longer-term tenancy.

Five Elms is a spacious property comprising of a lounge with log burner, feature square bay window and conservatory overlooking the front garden, dining room, study/snug and a large kitchen and separate breakfast area. There are three double bedrooms, shower room and family bathroom. Most of the windows are double glazed and there is oil central heating.

The secluded gardens extend to the front and rear with parking. There is an addition of a shed and log store.

Rent: - £2250 per calendar month / £519 per week

Holding Deposit - £519

Security Deposit - £2596

Council Tax Band - F

EPC Band - E

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity and oil fired central heating. Private drainage via a septic tank. 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 brick 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>

Agent's Note - There is an additional annual fee payable to the Rushmore Estate for the parking/access road. The last fee payable was £150 per annum, this would be reviewed and confirmed by the Estate.

SITUATION

The property is surrounded by woodland and farmland between the villages of Tollard Royal and Sixpenny Handley within the heart of the Cranborne Chase which is a designated Area of Outstanding Beauty providing delightful walks and bridleways.

DIRECTIONS

What3Words:///flagged.headless.gashes

From the entrance to Rushmore Park, head towards Sixpenny Handley and please take note of the telegraph pole to left, and you will see a driveway directly in front the property will be found at the end.



Five Elms, Woodcutts, Salisbury

Approximate Area = 2103 sq ft / 195.3 sq m

Garage = 268 sq ft / 24.8 sq m

Outbuilding = 857 sq ft / 79.6 sq m

Total = 3228 sq ft / 299.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) is based on the energy performance of the building.			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54	42	
F	21-38		
G	1-20		
The energy efficiency class (energy rating) is based on the energy performance of the building.			
England & Wales			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1433875



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