



Symonds  
& Sampson

# Bainly House Annexe

Bainly House, Gillingham, Dorset,



# Bainly House

## Annexe

Bainly House  
Gillingham  
Dorset  
SP8 5PD

A spacious and modern barn conversion conveniently located between the towns of Gillingham and Wincanton.



- Unfurnished
- Long term let
- Available early March
- Spacious barn conversion
  - Countryside views
  - Ample parking

£1,275 Per Month

Sturminster Lettings  
01258 473766  
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## THE PROPERTY

A beautifully presented barn conversion conveniently located between the towns of Gillingham and Wincanton.

Available early March with a preference for a longer-term tenancy.

Bainly Annexe is a spacious and modern barn conversion comprising of an open plan kitchen living room, measuring an impressive 38ft long with a beamed vaulted ceiling, wood burner and doors opening on to the patio. There are two double bedrooms and two bathrooms. The property also benefits from double glazing and an air source heating system.

Directly to the front of the property there is a large curved, elevated patio which makes the most of the views over the surrounding gardens. There is also an enclosed garden mainly laid to lawn overlooking the paddock in addition to off road parking for several vehicles.

Rent - £1,275 per month / £294 per week

Holding Deposit - £294

Security Deposit - £1,471

Zero deposit option available via Reposit

EPC Band - D

Council Tax Band - A

## SERVICES

The rent is exclusive of all utility bills including council tax and mains electricity with private drainage and water costs to be shared with the main house. There is mobile signal and fibre broadband provided to the property (Wessex) as stated by the Ofcom website. There is a high flood risk at the property as stated by the gov.uk website. The property is of a stone build under a tiled/corrugated 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>

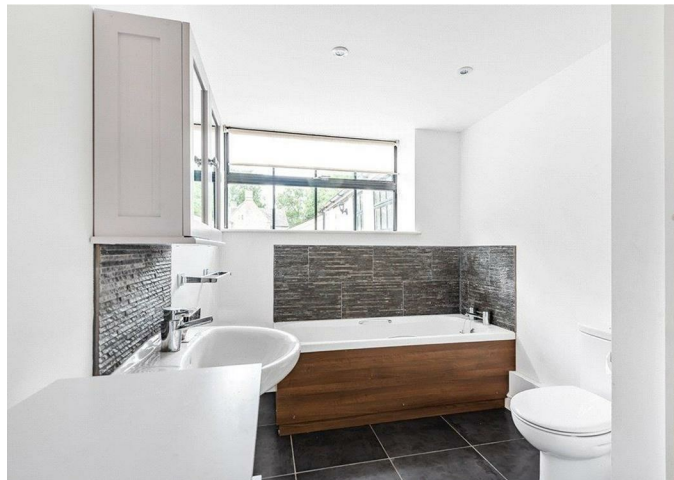
## SITUATION

The property is situated in a rural situation along a country lane next door to the main house. It is equidistant from Gillingham and Wincanton and an easy drive to the A303 to London. Gillingham provides a wide range of shops and facilities to meet everyday needs and has a Waitrose and mainline railway station (London Waterloo). Please note the property is within the grounds of the landlords main residence.

## DIRECTIONS

what3words:///alienanted.bonnet.ranted

From the village of Stock take the B3081 towards Cucklington, at the fork in the road take the left hand turning, follow the road for half a mile and Bainly House will be on your left.





# Gillingham, Dorset

Approximate Area = 1168 sq ft / 108.5 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100-110	96
80-100	92
60-80	88
40-60	84
20-40	80
10-20	76
0-10	72
0-10	68
0-10	64
0-10	60
0-10	56
0-10	52
0-10	48
0-10	44
0-10	40
0-10	36
0-10	32
0-10	28
0-10	24
0-10	20
0-10	16
0-10	12
0-10	8
0-10	4
0-10	0
England & Wales	
EU Directive 2002/91/EC	



BUNGALOW



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 874848



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