

Higher Ansty, Dorchester,

Higher Ansty
Dorchester
DT2 7PU

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- Furnished
- Available Immediately
- Situated in the rural village Higher Ansty
- Enclosed rear garden
- Modern barn style home
- Rural views backing onto a working farm

£1,300 Per Month

Blandford Lettings
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THE PROPERTY

A well-presented modern barn-style home in a rural village setting, enjoying attractive views to the front and finished with quality fixtures and fittings throughout.

The accommodation includes an open-plan kitchen/living area with integrated appliances and a utility room. Upstairs are two double bedrooms, with the principal bedroom benefiting from an en suite shower room.



OUTSIDE

Accessed via a gravel driveway providing parking, the property benefits from front, side and rear entrances. A gravelled garden and seating area can be found to the rear, while the front enjoys rural views. There is parking to the front and a small gravelled garden to the rear.

SITUATION

Higher Ansty is a delightful rural hamlet in the heart of Dorset on the western slopes of Bulbarrow Hill, in an Area of Outstanding Natural Beauty. Nearby there is a shop and sub post office as well as the popular pub and restaurant, The Fox Inn and there are churches at Hilton and Milton Abbey. There are an abundance of public footpaths and bridleways which provide access to extending walking and riding over the adjoining countryside. The larger centres of Blandford Forum (about 9 miles), Dorchester (about 12 miles) and Poole (about 24 miles) are within easy reach offering comprehensive amenities with mainline railway stations at Dorchester (South and West) and Poole with services to London Waterloo and the West Country.

DIRECTIONS

what3words ///adjusting.eats.somehere

Leave Blandford on the A354 towards Dorchester. Turn left in Milborne St Andrew signposted to Milton Abbas. After a couple of miles turn left signposted to Ansty. Follow the road until reaching Ansty Cross and go straight on. After the sharp left hand bend, the property will be found on the right hand side.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, drainage via a treatment plant, mains electricity and gas central heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

MATERIAL INFORMATION

There is a low risk of flooding at the property as stated on the Gov website. The property is of a rendered brick build under a tile roof and will be let unfurnished.

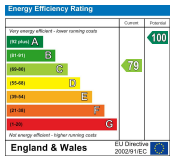
Rent - £1300 per month / £300 per week
Holding Deposit - £300
Security Deposit - £1500
EPC Band - C
Council Tax Band - C - Tel: 01305 211 970
Zero deposit option available via Reposit

Agents note: The property is located immediately adjacent to a working farm











Blandford/LM/Nov26

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