

Symonds
& Sampson

The Coach House

Church Lane, Shillingstone, Blandford Forum, Dorset

The Coach

Church Lane
Shillingstone
Blandford Forum
Dorset DT11 0SL



- Unfurnished
- Available end of November/early December
 - Long term let preferred
 - Popular village location
 - Enclosed garden
 - Garage and off street parking

£1,850 Per Month

Blandford Lettings
01258 452670
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THE PROPERTY

A pretty detached village home offering spacious and versatile accommodation in the heart of this popular Dorset village.

Finished to a high standard throughout, the property benefits from quality fixtures and fittings in both the kitchen and bathrooms. A particular feature is the well-appointed kitchen with its high ceiling, Aga and a range of integrated appliances. The ground floor comprises a double bedroom with en-suite facilities, while upstairs there are two further double bedrooms and a family bathroom.

DIRECTIONS

OUTSIDE

The property is approached via a gravel driveway with access to the garage and parking for multiple vehicles. There is an enclosed garden mainly laid to lawn with mature hedges.

SITUATION

The property is situated off the main road in the older part of the village in a residential lane of different and individual properties. Shillingstone has a village hall, garage, pub and primary school. There are secondary schools at Sturminster Newton and Blandford. Sturminster Newton and Blandford are both 6 miles.

DIRECTIONS

What3words:///habit.scooped.stitching

From the Sturminster Newton office follow the A357 to Shillingstone, turn left down Church Road then follow the road round to the right. The property can be found on the left hand side.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity, mains drainage and mains 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 brick build under a tile roof and will be let unfurnished.

Rent - £1850 per month / £426 per week

Holding Deposit - £426

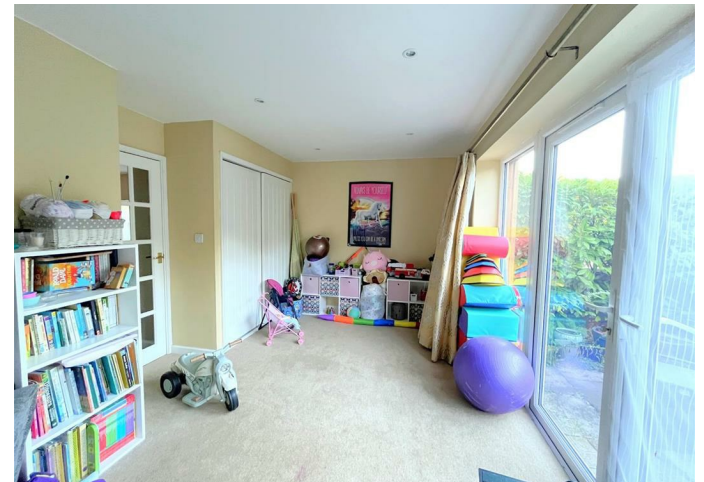
Security Deposit - £2134

EPC Band - D

Council Tax Band - E (Dorset Council)

01305 211970

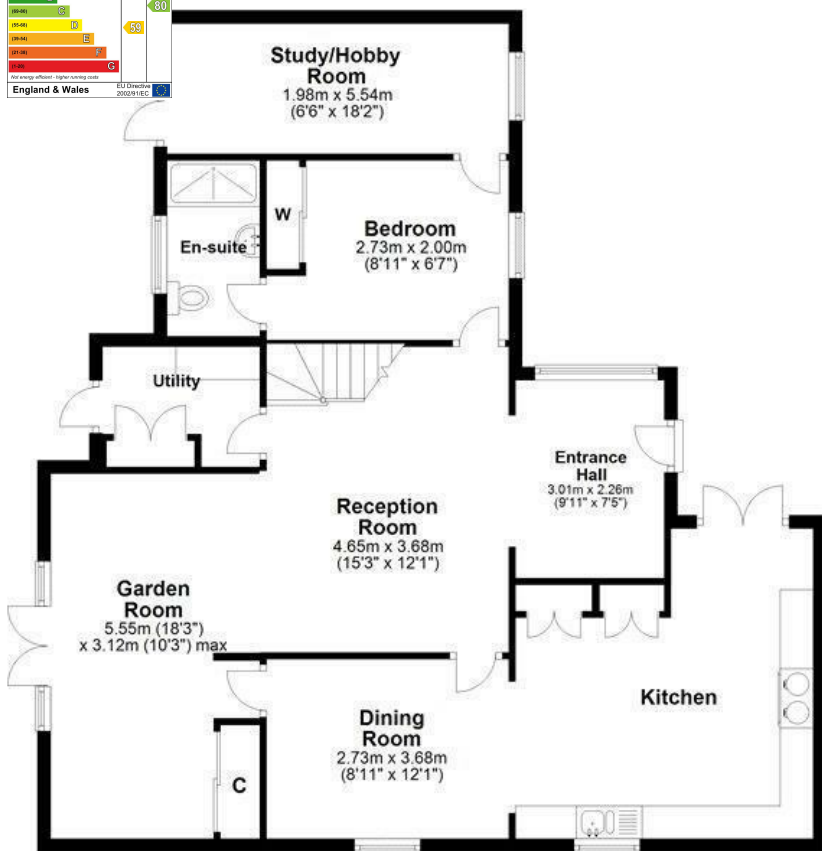
Photographs – Internal October 2026 / External November 2020 © Symonds & Sampson



Energy Efficiency Rating	
Very energy efficient (lower running costs)	A
100-120 kWh/m ²	B
80-100 kWh/m ²	C
60-80 kWh/m ²	D
40-60 kWh/m ²	E
20-40 kWh/m ²	F
10-20 kWh/m ²	G
Below 10 kWh/m ² (higher running costs)	H
England & Wales	
EU Directive 2002/91/EC	

Ground Floor

Approx. 102.3 sq. metres (1100.7 sq. feet)

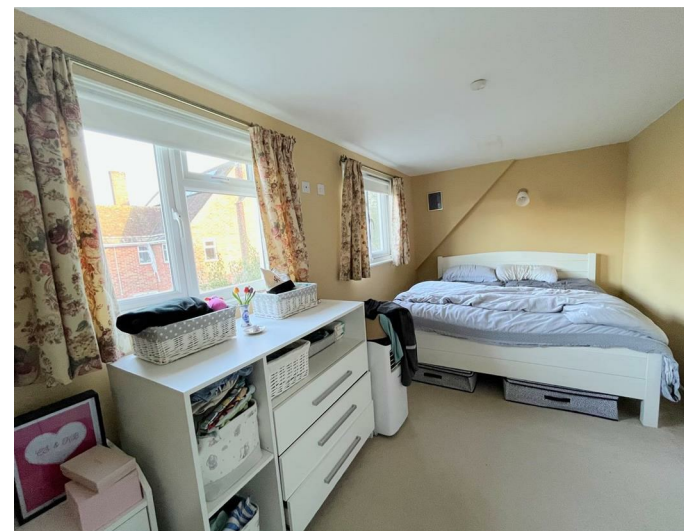
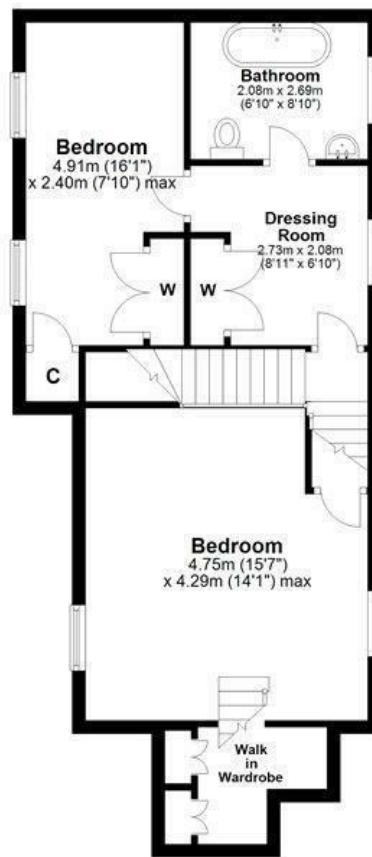


Total area: approx. 153.0 sq. metres (1647.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or 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.

First Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



Office/Neg/Date



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