

Symonds
& Sampson



Charlton Musgrove, Wincanton, Somerset,

Charlton Musgrove
Wincanton
Somerset
BA9 8HW



- Unfurnished
- Long term let preferred
- Available Immediately
- Located in the rural village Charlton Musgrove
 - Substantial Garden
- Parking for several vehicles

£1,700 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

Deceptively spacious detached home set in a rural yet convenient position in the heart of Charlton Musgrove. The property provides adequate living accommodation on the ground and upper floor. It benefits from having double glazing throughout, a wood burner in the lounge and AGA in the open plan kitchen dining room.



OUTSIDE

The property benefits from both front and rear gardens principally laid to lawn with planted fruit trees such as apples and figs. The garden leads round to the front of the house and it is fully enclosed by hedge. There is parking spaces for several vehicles plus a garage.

SITUATION

The village of Charlton Musgrove is situated 1 mile north east of Wincanton. Wincanton offers a variety of High Street shops and supermarkets, local trading estates, pubs and restaurants. Bruton will be found located 3 miles from the property and has excellent amenities. There is a main line train Station which offers services to Paddington- 2¼ hours. Castle Cary 3¾ miles. A303 6½ miles. Gillingham 11¼ miles (London Waterloo 2 hours). (Distances and times approximate).

DIRECTIONS

what3words///noise.playback.reserve

From Wincanton Town Centre travel north east towards Wincanton racecourse. Continue along this road going past the race course and continue along the road until you reach Kimber's Farm Shop on your left hand side. At the next junction take the right hand turning signposted Gillingham / Mere and follow along this road when you get to a left hand junction take the turn and continue into the village and the property will be seen from the road on the left hand side.



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage and mains electricity and oil fired central heating. There is mobile signal depending on provider and Ultrafast broadband provided to the property as stated by the Ofcom website.

MATERIAL INFORMATION

There is very low flood risk at the property. The property will be let unfurnished. Some areas will redecorated prior to a new tenancy starting.

Rent - £1700 per month / £392 per week

Holding Deposit - £392

Security Deposit - £1961

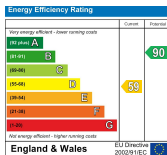
EPC Band - D

Council Tax Band - C - Tel: 0300 123 2224

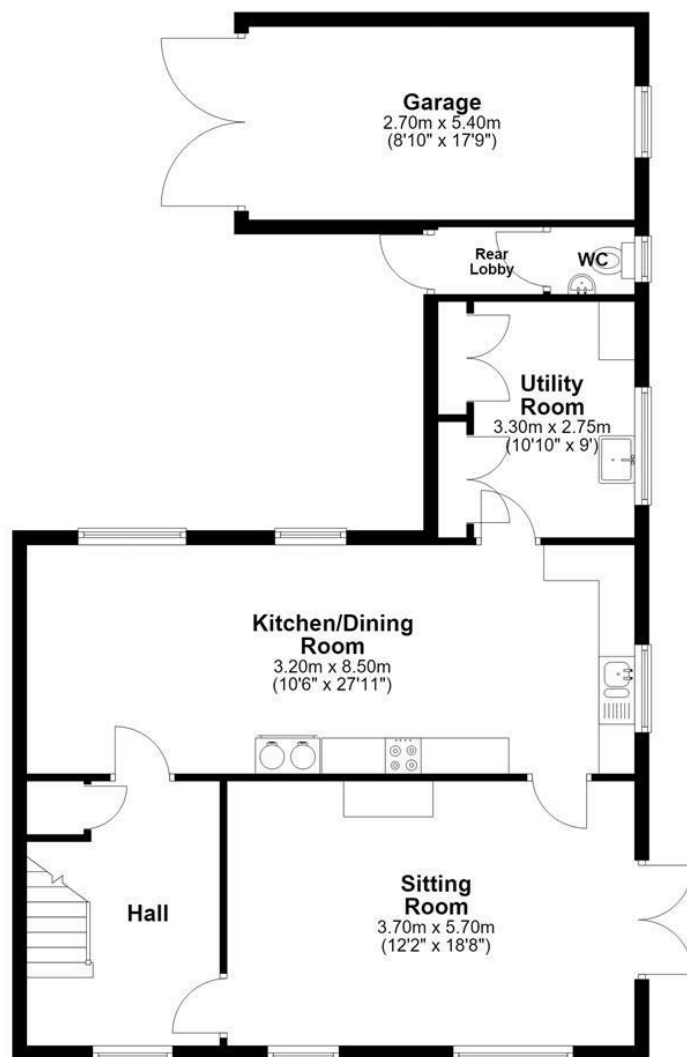
Photographs – August 2026 © Symonds & Sampson

The property is subject to an Agricultural Occupancy Restriction.

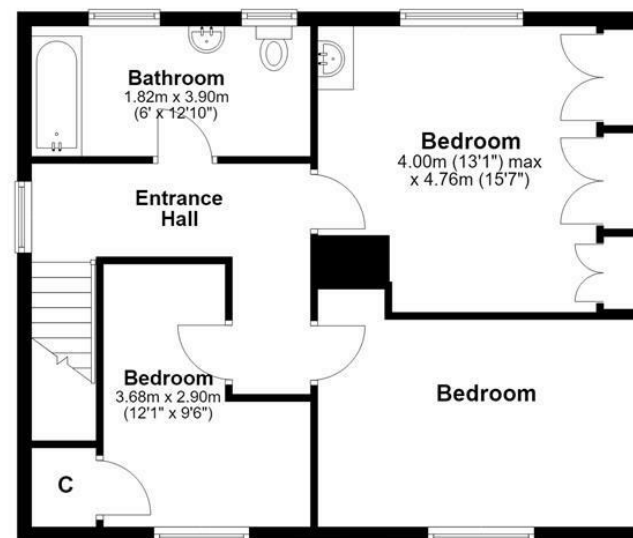




Ground Floor
Approx. 86.6 sq. metres (931.8 sq. feet)



First Floor
Approx. 72.3 sq. metres (777.9 sq. feet)



Total area: approx. 158.8 sq. metres (1709.7 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 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.

Sturminster/LM/September26



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