



Symonds
& Sampson

Water Street, Cranborne, Wimborne,

12

Water Street
Cranborne
Wimborne
BH21 5QB

Beautifully renovated Grade II listed home set in a favoured position within the highly sought-after village of Cranborne.



- Unfurnished
- Long term let preferred
- Available immediately
 - Village position
 - Large garden
- Sympathetically renovated throughout

£2,850 Per Month

Blandford Lettings
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

12 Water Street is rich in period charm, including traditional Flemish bond brickwork and characterful beamed ceilings that reflect its heritage, complemented by high-quality fixtures and fittings throughout. Part of the property is believed to date back to 1712 and it is a prominent part of the village's history. Having undergone an extensive and sympathetic refurbishment, the property seamlessly blends period features with modern comfort.

The ground floor comprises a spacious open-plan kitchen/dining room, fitted with an excellent new kitchen and integrated appliances. The separate sitting room and dining area both benefit from the addition of wood-burning stoves. On the first floor there are two bright and airy double bedrooms, and the family bathroom with both a bath and large shower cubicle. A staircase rises to the second floor, where a cosy third bedroom enjoys an exposed beamed ceiling and view over the River Crane. Other benefits include oil fired central heating and newly fitted sash windows.

Outside, the lawned gardens extend to two sides of the property with mature shrubs and trees and a large, gravelled parking area for off-street parking. There is also a useful garden building for storage.

Rent: - £2850 per calendar month / £657 per week

Holding Deposit - £657

Security Deposit - £3288

Council Tax Band - D (Dorset)

EPC - D



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity and mains drainage. Oil fired central heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a low and very low recorded flood risk at the property, however, the property is located inside a groundwater flood alert area. The property is of a brick build under a tile roof and will be let unfurnished.

SITUATION

The property is in the heart of the favoured village of Cranborne which lies within the beautiful countryside of the Cranborne Chase National Landscape. The village is community focused and has an array of amenities including a post office and shop, two public houses, the exclusive Cranborne Lodge Hotel and its popular Peony bar, award winning restaurant La Fosse and the Cranborne Manor garden centre with tea rooms. The market towns of Wimborne and Ringwood, offering good shopping including Waitrose supermarkets, bars and restaurants. Both Wimborne and Ringwood are approximately 10 miles away, and the cathedral city of Salisbury is approximately 18 miles. Access to the M27 and M3 to London is via the A31 at Ringwood. Mainline trains to London run from Salisbury, Southampton Parkway and Bournemouth stations. Sporting amenities include golf at Remedy Oak and Rushmore, and there are plenty of opportunities for countryside walks locally. The village benefits from Cranborne First and Middle schools, while private schools in the area include Bryanston, Canford, Dumpton, Moyles Court, Sandroyd, and Clayesmore.



DIRECTIONS

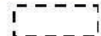
[What3words:///purified.cares.micro](https://www.purified.cares.micro)

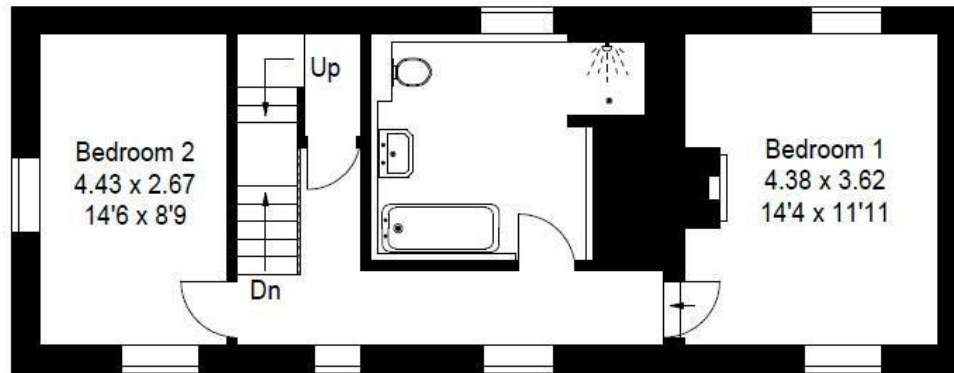
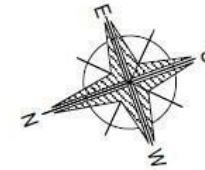


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	
B	
C	
D	55
E	
F	
G	
EU Directive 2002/91/EC	
England & Wales	

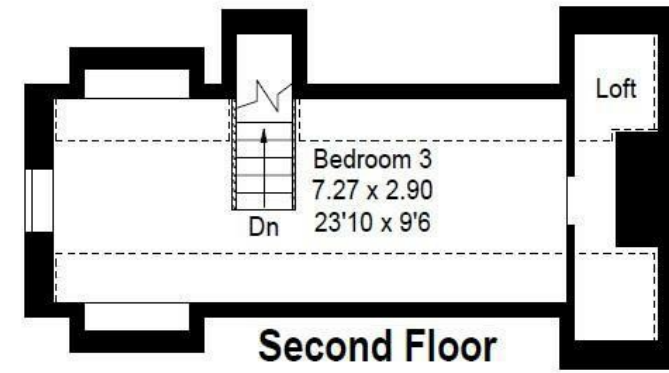
12 Water Street, Cranborne, Wimborne BH21 5QB

Approximate Gross Internal Area :- 145 sq m / 1565 sq ft

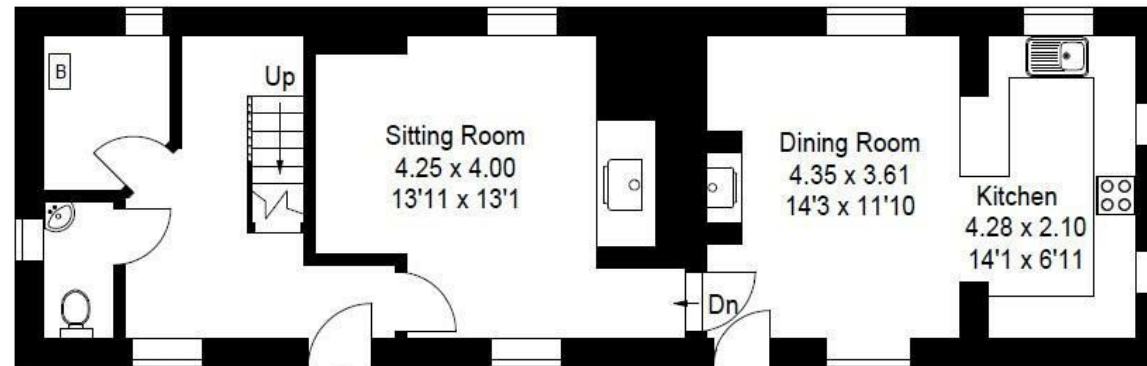
 = Reduced headroom below 1.5 m / 5'0



First Floor



Second Floor



Ground Floor

PRODUCED FOR CRANBORNE ESTATE 2026
07825 272010 Ref H015/CD

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated.

Blandford/LM/July26



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT