



320, North Wootton, Sherborne, Dorset, DT9 5JW

A recently refurbished throughout three bedroom property.



- Refurbished throughout
 - Kitchen / diner
 - Good size garden

- New flooring
- Downstairs bathroom
- Rural location

£1,350 Per Calendar Month

A three bedroom semi-detached house built of stone under a tiled roof.

The rear door leads to the well fitted kitchen / diner, door off leading to the sitting room with feature fireplace. The bathroom with shower over the bath is located on the ground floor. There are two bedrooms on the first floor, one being a walk through to a second staircase to provide access to the attic room on the second floor.

The rent is exclusive of the following utility bills council tax, mains electric, oil, water and the septic tank is emptied annually by the estate at an approximate cost of £60 per annum. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area via Openreach and Wessex. As stated on the GOV.UK website there is a very low risk of flooding. The property has oil central heating and will be let unfurnished.

Available July 2026
Rent - £1350 per calendar month / £311 per week
Holding Deposit - £311
Security Deposit - £1557
EPC band - E
Council Tax Band - C

OUTSIDE

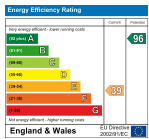
The driveway to the right of the property as you face the house leads to a parking area, garage and gate to the rear garden. The garden to the side and front of the house is laid mainly to lawn. To the rear is a lawn and patio area.

SITUATION

North Wootton is a hamlet in Dorset, situated approximately 1.5 miles southeast of Sherborne. Nearby is The Elms a Farmhouse kitchen serving delicious coffee, breakfasts, lunch and afternoon tea.

DIRECTIONS

what3words///twists.counters.lyricism



Sherborne/KM/20.07.2026



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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.