

Symonds
& Sampson

25

Bagber Farm Cottage, Milborne St Andrew, Blandford, Dorset

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Bagber Farm Cottage
Milborne St Andrew
Blandford
Dorset DT11 0LB



- Rural community lifestyle
- Refurbished to very high standards
- Fitted with latest energy saving systems
 - Three double bedrooms
 - Lounge with woodburner
 - Kitchen/breakfast room
 - Utility/boot room

£1,325 Per Month

Dorchester Lettings
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THE PROPERTY

This charming three-bedroom mid terraced cottage, with views over the meadows and streams this is an opportunity to embrace country side living within the confines of a small rural community

Enter into the cottage through the open porch front door into the fully tiled floor utility/boot room with a downstairs cloakroom and large kitchen/diner with wood effect vinyl flooring. The kitchen has been fitted with the latest modern units complete with built in oven, hob and extractor with space for a dining room table under the stairs. A rear door leads out to the patio and garden down to the meandering stream. Proceed from the kitchen to the large lounge complete with fireplace with wood burning stove featuring the original oak beamed mantel. Stairs lead to the first floor where three double bedrooms are situated, the master with modern ensuite and built in wardrobe. Bedroom electrical plug sockets have the added benefit of USB charging points. The family bathroom is fully tiled with laminate vinyl floor new bathroom sanitary ware and shower.

DIRECTIONS

From Dorchester, follow the A35 turning left signposted for Blandford being the A354. Continue into the village of Milborne St Andrew and take the second turning on your left signposted for Ansty. Follow this road for approximately 1 mile and Bagber Farm is located on the right hand side. Park by the main farmhouse.

THE PROPERTY

This charming three-bedroom mid terraced cottage, with views over the meadows and streams this is an opportunity to embrace country side living.

The open porch leads into a fully tiled utility/boot room, which also provides access to a convenient downstairs cloakroom and W/C. Beyond is the spacious kitchen/diner, featuring wood-effect vinyl flooring and a range of contemporary fitted units. The kitchen is equipped with a built-in oven, hob and extractor hood, while offering ample space for a dining table. A useful understairs area provides additional storage. Beyond the kitchen is a well proportioned lounge, benefiting from a wood burner, also featuring the original oak beamed mantel.

The first floor comprises three well-proportioned double bedrooms, including the principal bedroom with a contemporary en-suite and built-in wardrobe. All bedrooms benefit from electrical sockets with integrated USB charging points. Completing the first floor is the family bathroom, it is fitted with full-height wall tiling, laminate vinyl flooring, and a shower.

This home combines modern living with the opportunity to embrace countryside living.

OUTSIDE

The property is set within and located behind the main farmhouse and farm buildings on a working farm. Approached by a gravel/dirt track or via the ford parking is to the rear by a covered open barn, vehicle access within the property location is eased by the addition of a driving turning circle at the end of the terrace. The enclosed rear garden features a spacious patio, perfect for relaxing or entertaining, complemented by a generous lawn that provides plenty of outdoor space to enjoy, also leading to the meandering stream with views across the pastures

SITUATION

Milborne St Andrew is a village set between the market town of Blandford Forum and the county town of Dorchester. The village itself offers General Stores, Sub-Post Office, Parish Church, Village School and Public House. The centres of Poole 14 miles and Wareham 10 miles. Sporting facilities are varied including golf at East Dorset and Mid Dorset Golf Clubs, sailing at Poole Harbour.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: dairy.texts.trains

SERVICES

Mains drainage & electricity. Air source heat pump.

LOCAL AUTHORITY

Dorset (West Dorset) Council, tax band D - 01305 251010

BROADBAND

Standard download 24 Mbps, upload 1 Mbps. Ultrafast download 1000 Mbps, upload 1000 Mbps. Please note all available speeds quoted are 'up to'.

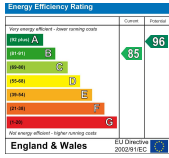
MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

MATERIAL INFORMATION

Rent: - £1,325.00 per calendar month / £305.00 per week
Holding Deposit - £305.00
Security Deposit - £1,525.00
Council Tax Band: D (Dorset Council - 01305 251010)
EPC Band: B





Office/Neg/Date



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