

Laundry Cottage

Buckshaw House, Holwell, Sherborne, Dorset

Laundry Cottage

Buckshaw House
Holwell
Sherborne
Dorset DT9 5LD

4 2 2

- Unfurnished
- Available early January
- Situated within a private estate
- Charming character property
- Secluded rear garden
- Parking for two vehicles

£1,650 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk







THE PROPERTY

A charming Grade II Listed detached Victorian cottage situated within the grounds of a rural country house conveniently located near the towns of Sherborne and Sturminster Newton.

Laundry Cottage is a large detached character cottage which enjoys a wealth of period features. The downstairs comprises of a generous kitchen/dining room, a cosy snug with a feature fireplace and aga, sitting room and a study. Upstairs, there are four good sized bedrooms with the master benefitting from an en-suite, there is also the family bathroom which completes this floor.



OUTSIDE

There is a secluded garden to the rear of the property which is mainly laid to lawn with mature borders and shrubs. The parking area for the property is situated within the stable yard on the gravelled area to the side of the cottage, with space for two vehicles.

SITUATION

The cottage is situated within a private estate on the outskirts of Holwell. Nearby villages of note in the area include Bishops Caundle, Kings Stag and Hazelbury Bryan, all of which have a variety of amenities. The local towns of Sherborne and Sturminster Newton provide a good range of shopping, educational, recreational and cultural facilities including a Waitrose supermarket at Sherborne. Communications in the area include the A303 to the north at Wincanton and there is a mainline railway station to London Waterloo at Sherborne. There is also an excellent range of independent schools at Sherborne School for Boys, Sherborne School for Girls, Sherborne Preparatory School, Leweston, Clayesmore, Bryanston, Knighton House and Hanford as well as good state schools including the Gryphon School at Sherborne.

DIRECTIONS

what3words///asked.essay.initial

From our Sherborne office proceed along the A352 towards Dorchester, at the top of the hill by the Toll house take a left hand turning onto the A3030 towards Sturminster Newton. Continue on this road for approximately 1 mile until you reach a junction signposted Holwell on the right hand side take this road and continue over the bridge and at the next junction take the next right towards Glanvilles Wootton. Continue along this road and the property will be found near the entrance of Buckshaw House.

Please do not drive down the main drive for the property, please take the first gravel drive to the right of the main drive (between the 2 cottages) and follow round to the back of the property.

SERVICES

The rent is exclusive of all utility bills including council tax, mains electricity, oil for heating, private water via a submeter and private drainage. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

MATERIAL INFORMATION

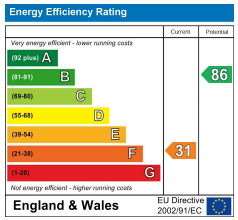
There is no recorded flood risk at the property. The property is of a stone and brick build under a tiled roof and will be let unfurnished.

Rent: - £1650 per calendar month / £380 per week
Holding Deposit - £380
Security Deposit - £1903
Council Tax Band - C (Dorset Council) 01305 211970
EPC Band F - Exempt reference is BEIS00390542JKLKJ
Photographs – March 2026 © Symonds & Sampson









Laundry Cottage, Holwell, Sherborne

Approximate Area = 2114 sq ft / 196.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Symonds & Sampson. REF: 1364264

Sturminster/LM/Nov26

01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.