

Brook House Wimborne St. Giles

£4,500 Per month

Wimborne

Set in the beautiful village of Wimborne St Giles, this charming five-bedroom country cottage is offered on a furnished basis. The property combines traditional character with a versatile layout suited to modern family living. The impressive master bedroom features a luxurious four-poster 6ft bed, while four further bedrooms provide excellent flexibility for family, guests or home working. With generous living space both indoors and out, the cottage is ideally suited to relaxed country living and entertaining. Outside, extensive off-road parking provides ample space for several vehicles, making this an exceptional rural home with plenty of room to enjoy. Holding deposit: £1038, Security deposit: £5192, Council tax band: G





• Quiet village location • 5 bedrooms • Furnished property • Extensive off-road parking • Versatile layout for entertaining

The ground-floor living space has been thoughtfully designed for both comfort and entertainment. At the heart of the home is a spacious kitchen and dining area, featuring both an AGA and Rangemaster, along with a generous family dining table to seat up to eight guests. A bright conservatory provides a relaxed additional living area, furnished with a large sofa, comfortable chairs and a breakfast table. The welcoming sitting room is centred around a wood burner and complemented by a large dining table. A charming spiral staircase leads up to one of the bedrooms.

Two further double bedrooms are located on the ground floor, served by a well-appointed bathroom with a separate shower cubicle. Upstairs, two additional double bedrooms are complemented by a fully fitted family bathroom.

The rear garden and patio are conveniently accessed from the conservatory, creating a seamless flow between the indoor and outdoor spaces. Designed with entertaining in mind, the garden features a charming summer house, hot tub, dining area and BBQ, together with comfortable outdoor seating. This beautifully arranged space provides an idyllic setting for relaxing, dining and entertaining throughout the year.

All furniture, appliances, and accessories will be fully documented in the inventory.

The property's construction is brick and tile.
The property has oil heating, mains water and mains drainage.
The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.
The property has not flooded in the last 5 years and is not at risk of flooding.
To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £135,000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.
Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below: TENANT-SCALE-OF-CHARGES-2026.pdf

ADDITIONAL INFORMATION

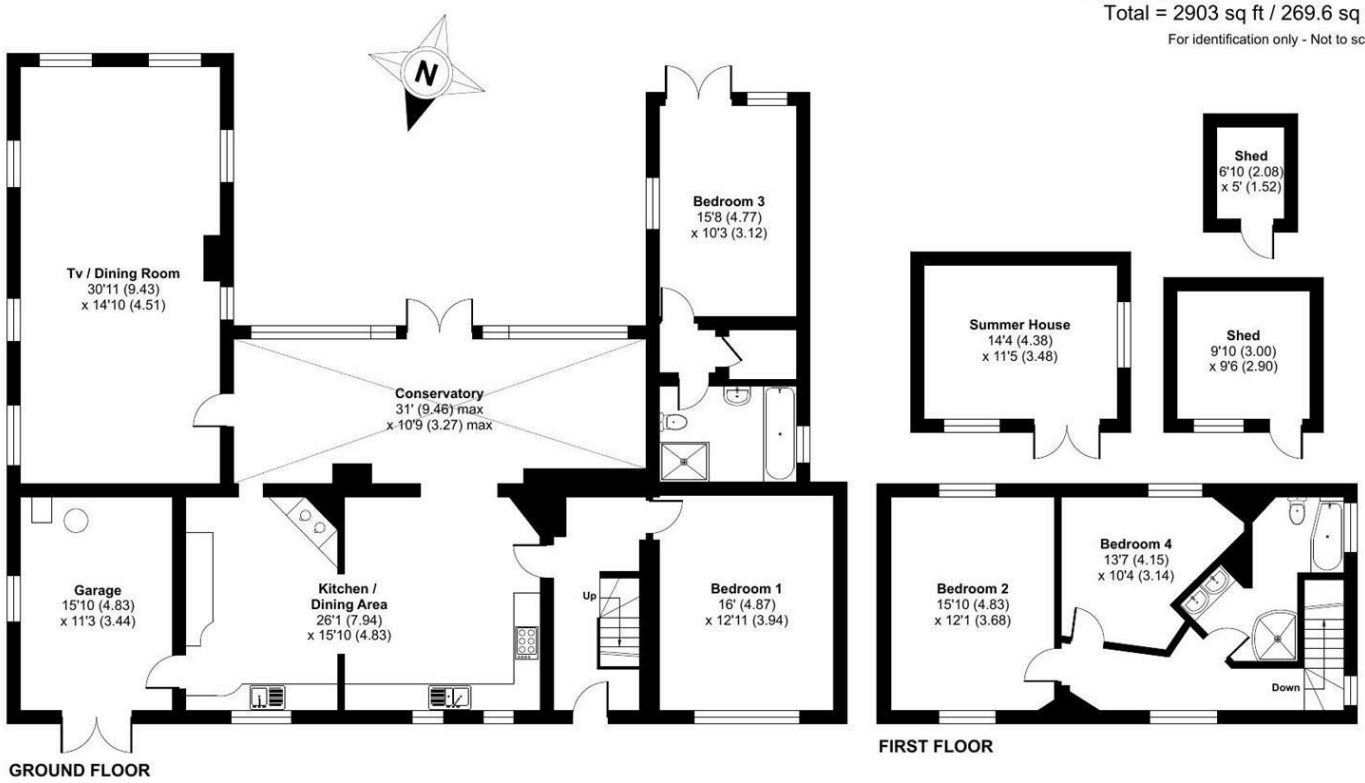
Council Tax Band: G
Furnishing Type: Furnished
Security Deposit: £5,192
Available From: 1st January 2027





Brook House, Wimborne St. Giles, Wimborne, BH21 5LZ

Approximate Area = 2432 sq ft / 225.9 sq m
Garage = 179 sq ft / 16.6 sq m
Outbuilding = 292 sq ft / 27.1 sq m
Total = 2903 sq ft / 269.6 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 2026. Produced for Spencers of the New Forest Ltd. REF: 1513498



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

SPENCERS

LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.









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