



Wrackleford, Dorchester, Dorset,

Wrackleford  
Dorchester  
Dorset  
DT2 9SN



- Unfurnished
- Available in October
  - Scenic views
- Large sitting rooms
  - Off road parking
- Four double bedrooms

£1,800 Per Month

Dorchester Lettings  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)



## THE PROPERTY

Four-bedroom detached family home located near Dorchester.

## DIRECTIONS

From Dorchester, head down the grove and out on the A37 towards Yeovil. Go over the next roundabout signed to Yeovil. Go past the next three turnings to Charminster and enter Wrackelford. The property is situated on the right hand side.



## THE PROPERTY

The accommodation is well laid out and provides 3 reception rooms, kitchen/breakfast room, modern kitchen, utility room, shower room. An abundance of period features are presented including feature fireplaces, high ceilings, cornicing, and picture rails.

The first floor provides four well-proportioned bedrooms, comprising three generous double bedrooms and a further standard double bedroom. Each bedroom enjoys attractive scenic views, creating a light and peaceful setting throughout.

The first floor also benefits from a useful storage room, proving further storage, as well as a family bathroom fitted with a bath and overhead shower.

Please note these photos were taken in September 2026.

Total floor area - 212 square metres

## OUTSIDE

The property benefits from a single garage as well as a generous enclosed garden, offering a private and versatile outdoor space.

To the front, the property provides ample off-road parking for vehicles.

## SITUATION

The property is located in Wrackelford, close by the village of Charminster which has a village shop and post office, primary school, public houses and a church. The County town of Dorchester lies East providing a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.



Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

## DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: vintages.using.lamps

## SERVICES

Mains drainage & electricity. LPG gas.

## LOCAL AUTHORITY

Dorset Council, tax band G - 01305 251010

## BROADBAND

Standard download 14 Mbps, upload 1 Mbps. Superfast download 80 Mbps, upload 20 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: - £1,800.00 per calendar month / £415.00 per week  
Holding Deposit - £415.00  
Security Deposit - £2,076.00  
Council Tax Band: G (Dorset Council - 01305 251010)  
EPC Band: D



| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   | 56                         | 62                                                                                |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



PouLets/FH/05.10.2026



01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson LLP  
9 Weymouth Avenue, Brewery Square,  
Dorchester, Dorset DT1 1QR



**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.