



Roosters Barkers Hill, Donhead St Andrew, Shaftesbury, Dorset,  
SP7 6EP

£2,750 PCM

Nestled in the charming village of Donhead St Andrew, Roosters is a newly decorated and carpeted 5 bedroom detached, single storey property with flexible accommodation situated in an elevated, south-facing position with outstanding views across a rolling landscape. One of the main features of the property is the kitchen/dining/living area which is particularly spacious, with sliding doors to a large conservatory extending along most of the southern elevation with bi-fold doors taking in the garden. The kitchen is well fitted with granite worktops, an island, a double electric free standing cooker with ceramic hob, integral fridge/freezer and integral dishwasher. Large sitting room with LPG gas fire within wooden surround and central sliding doors to the conservatory with a tiled floor and solid roof which makes it fully useable throughout the year as an extra reception/playroom room off the kitchen. Large hallway, off which there is the main bedroom with a full length range of fitted wardrobes, fitted en-suite shower room with walk-in 1200 shower cubicle (no bath), two further double bedrooms and a family bathroom with shower over bath with glass screen etc. Spacious rear lobby/boot room with boiler cupboard, airing cupboard, recess for stackable washing machine and tumble drier (these appliances can be included on a non-repairing basis) and a cloakroom. The lobby leads through to a walk through, single bedroom with fitted wardrobes and through to another double bedroom with nice views and a door to outside. There is also a guest bedroom with built-in wardrobes and en-suite shower room accessed separately from the main house and a useful (heated) workshop/utility/store room. Outside, there is plenty of gravelled parking accessed via a short driveway with 5 bar gate onto the village lane. There is a large garden on three sides of the property, being mainly a gently sloping, south facing lawn with small pond/copse and summer house, plus the adjacent small paddock. Sunny terrace outside the kitchen and conservatory. Tenants must maintain the garden and have the hedges cut twice a year. The property is fully double glazed and warmed via an LPG gas boiler. The property has just been tastefully redecorated and re-carpeted throughout and is available unfurnished. Tenants looking for a short term "stop gap" need not apply. There is a useful 13' x 13' storage unit available to rent in the adjacent farm building if required (£15/week)

### **A Note From the Whites Letting Team**

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries

and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.





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