



Donhead St. Andrew

Offers In Excess Of £750,000

Lower Street, Donhead St. Andrew, Wiltshire, SP7 9EE

- An Exceptional Home Offering Over 3500 Sq. Ft. Of Flexible Accommodation
- Highly Regarded Village On Wiltshire / Dorset Boarder
- Classically Presented Throughout
- Four Reception Rooms & Four Bedrooms
- Potential For Integral Annex
- Private, Established, Predominantly South Facing Gardens
- Driveway Parking & Double Garage With Loft Space
- No Onward Chain
- EPC: D

LOCATION

Donhead St. Andrew lies between Tisbury, with its independent shops and galleries and main line station to Waterloo (1hr 45 mins) and the South West, and the ancient hilltop town of Shaftesbury. Corner Stones is situated in an area of outstanding natural beauty offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away. Donhead St. Andrew has an award-winning pub, The Foresters and the nearby village of Ludwell has a butcher, village stores, farm shop, post office and a further popular pub, The Grove Arms.

Shaftesbury, a few minutes' drive, has an excellent weekly produce market, hotels, restaurants, The Shaftesbury Arts Club and numerous other amenities. The A303 is 5 miles away giving fast access towards London and the South West.

THE PROPERTY

Corner Stones is an extremely versatile, spacious and exciting property that has come to the market for the first time in over 20 years. Positioned in an enviable, private and secluded spot within the sought after village of Donhead St. Andrew on the Wiltshire / Dorset boarder, this fantastic home offers all manner of possibilities.

Spanning over 3500 sq. ft. of accommodation that is arranged over two floors, the flexible space is something very interesting and unique. The highlights of the property include a welcoming entrance hall, a calming sitting room, four double bedrooms, three bathrooms as well as three further reception rooms. Viewing is simply a must !



STAMP DUTY

To calculate the stamp duty payable on this property visit

www.hmrc.gov.uk/tools/sdlt/land-and-property.htm





OUTSIDE

The gardens at Corner Stones predominantly wrap around the back of the property and span approximately 0.2 of an acre. They have been very well maintained over the years and present a welcoming, colourful and private outside space that can be enjoyed throughout the seasons. The gardens are predominantly south facing and laid to lawn. In addition, there is also several mature, colourful planting beds, specimen trees and vibrant shrubbery.

A well placed sun terrace is also on offer as well as a double garage with a significant loft space that presents all manner of possibilities.

TENURE

Freehold.

SERVICES

The property is connected to mains water, electricity and drainage. There is also an oil-fired central heating system.

LOCAL AUTHORITY

Wiltshire Council, Band F.

VIEWINGS

Strictly by appointment, only with Boatwrights.

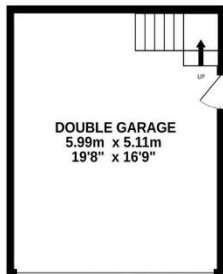
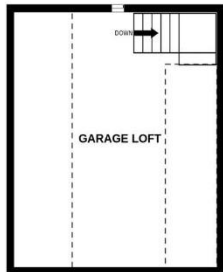
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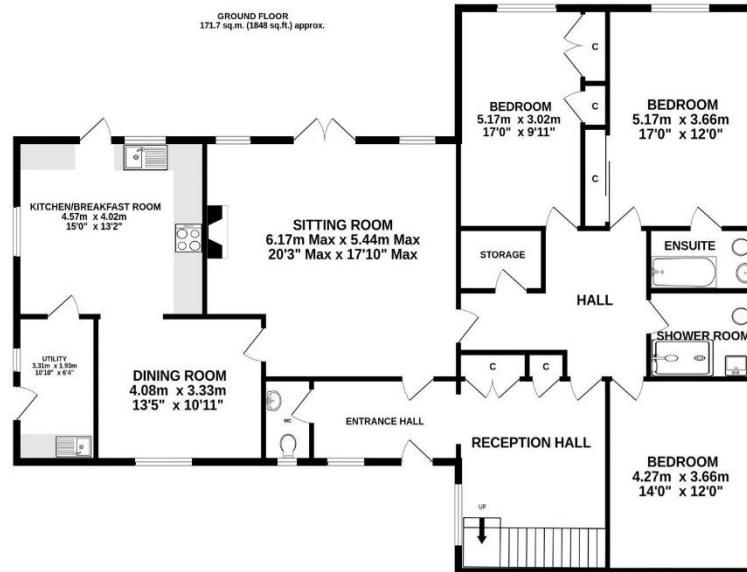




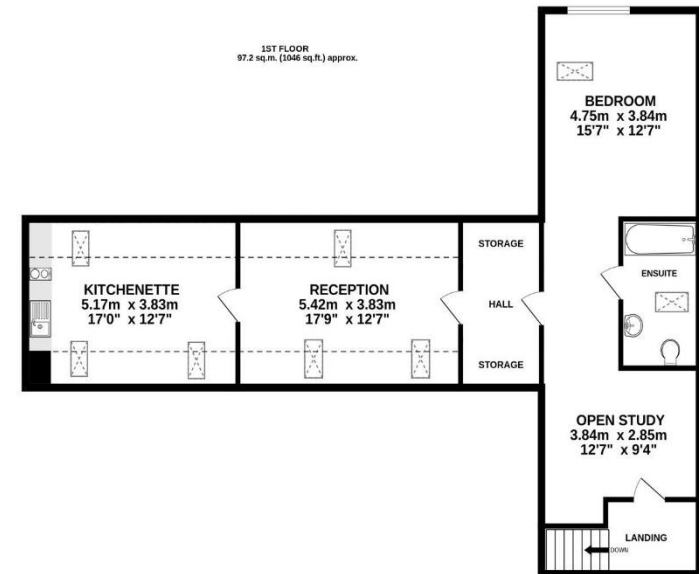
DOUBLE GARAGE
61.4 sq.m. (660 sq.ft.) approx.



GROUND FLOOR
171.7 sq.m. (1848 sq.ft.) approx.



1ST FLOOR
97.2 sq.m. (1046 sq.ft.) approx.



TOTAL FLOOR AREA : 330.2 sq.m. (3555 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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