



Donhead St. Andrew

Guide Price £650,000

The Corner Cottage, Donhead St. Andrew, Wiltshire, SP7 9EG

- Charming & Characterful Cottage Within Desirable Village
- Prime Nadder Valley Location
- Over 2000 Sq. Ft. Of Flexible Accommodation
- Three Bedrooms & Two Bathrooms
- Four Reception Rooms
- Private, Well Stocked Gardens
- Ample Parking & Garage
- No Onward Chain
- EPC: Awaited

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. The Corner Cottage 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.

DESCRIPTION

Constructed of local stone and once formed the local village shop but now offers over 2000 sq. ft. of accommodation arranged over two floors, The Corner Cottage presents an idyllic rural cottage located within the ever-popular village of Donhead St. Andrew.

Comprising of an entrance hall, four reception rooms including a spacious dual aspect sitting room, kitchen, three bedrooms and two bathrooms, this charming and characterful cottage present all manner of possibilities.



STAMP DUTY

To calculate the stamp duty payable on this property visit

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





OUTSIDE

Externally, the charm and character continue with The Corner Cottage offering several areas of colour and vibrant planting as well as peaceful spaces to sit out and enjoy the changing seasons.

Established lawns are present as well as several specimen trees and meandering pathways. In addition are numerous sheds, an interesting outbuilding and a single garage located across Lower Street that benefits from an electric roller door as well as power and lighting.

SERVICES

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

LOCAL AUTHORITY

Wiltshire Council, Band E.

TENURE

Freehold.

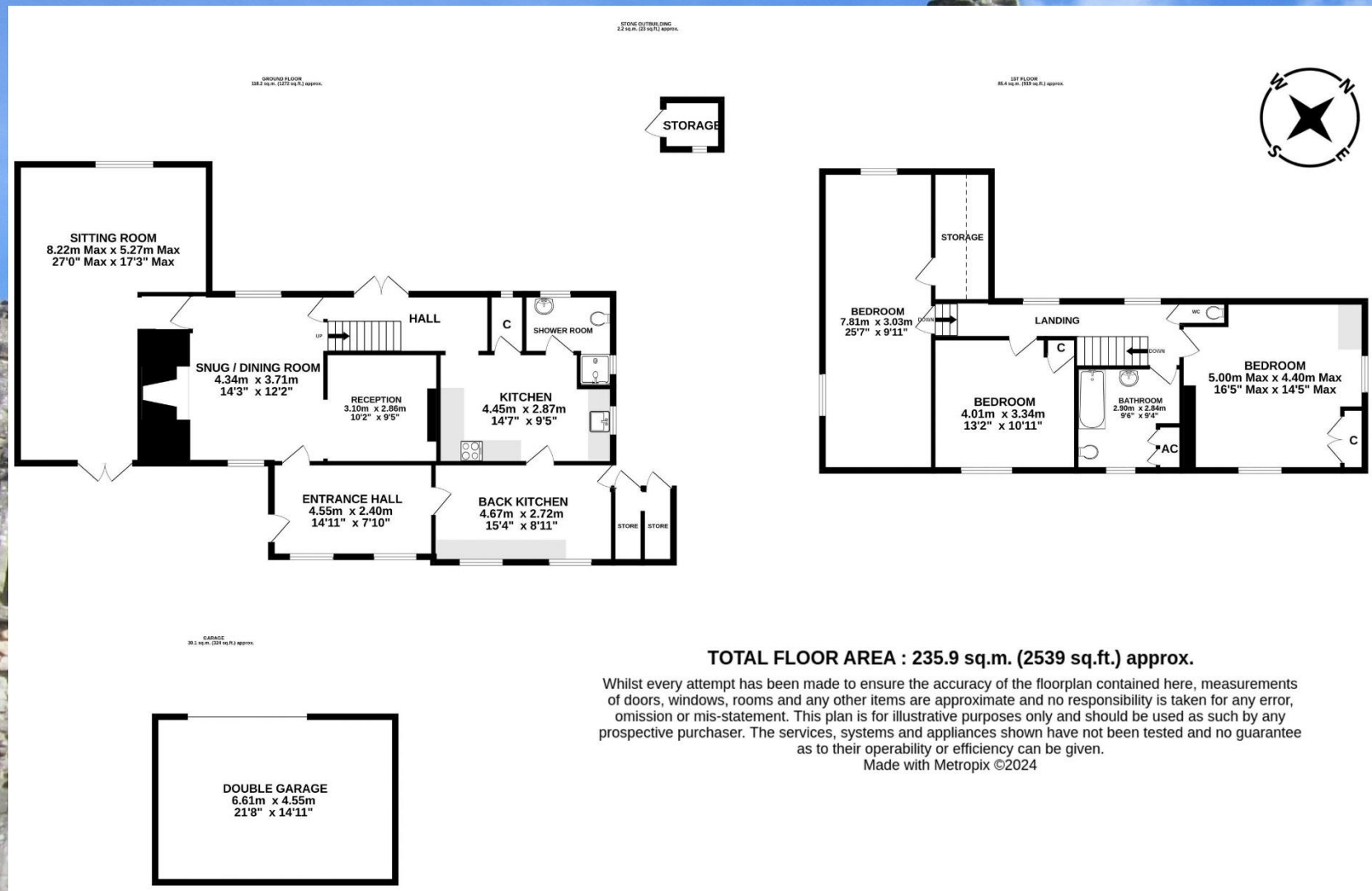
VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859 359.

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TOTAL FLOOR AREA : 235.9 sq.m. (2539 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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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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