

Britmore House, Donhead St Andrew, Wiltshire





A detached country house located in a **wonderful tranquil position** with far-reaching views over the Donheads and Nadder Valley.

Summary of accommodation

Ground floor: Entrance Hall | Drawing room | Dining room | Kitchen | Utility room

Double bedroom with en suite bathroom | WC

First floor: Principal bedroom with en suite bathroom | Two guest double bedroom both with en suite shower rooms

Gardens | Outbuildings | Garaging | Indoor swimming pool | Playroom | Stores

In all about 0.59 acres

Distances

Shaftesbury 4.3 miles, Tisbury 5.3 miles, Tisbury Station (1 hour 40 mins to London Waterloo)

A303 (towards London) 6 miles, Salisbury 20 miles, Sherborne 20 miles, Bath 33 miles

(All distances and times are approximate)



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Situation

Donhead St Andrew is one of the most sought-after villages and communities in the Cranborne Chase Area of Outstanding Natural Beauty, with an attractive village centre. There are excellent links to important local hubs such as Salisbury, Tisbury, Shaftesbury and Blandford Forum. The highly regarded Foresters public house is within easy walking distance. Tisbury is 5 miles away with a post office, local supermarket and a range of shops, bars and delicatessens.

The Cathedral City of Salisbury is 20 miles to the east with a comprehensive range of shopping, leisure and recreational amenities, including a large Waitrose supermarket. The A303 is 6 miles to the north which provides a quick link to the M3 going east towards London and the M5 heading southwest and north towards the Midlands.

Primary and secondary schooling in the area is exceptional with the Sherborne schools, the Salisbury schools, Sandroyd, Port Regis, Hazelgrove, Bryanston, Hanford and Knighton House.

The property

Situated in a sheltered elevated position, the house is approached off a quiet country lane and the drive leads to a parking area at the rear of the house.

The house offers a fine and well-proportioned reception drawing room with an ornate marble open fireplace and French windows leading onto the terrace, taking advantage of the wonderful southerly views over beautiful countryside.

The kitchen is connected through to the dining room and both enjoy direct access to the lovely gardens. There is a double bedroom with en suite bathroom on the ground floor with 3 further bedrooms and 3 bathrooms on the second floor.





The outbuildings consists of a studio room/playroom with small kitchenette and an indoor heated swimming pool with twin French windows leading on the garden. There is also garaging and a number of store rooms.

The charming garden at Britmore House lie to the front and compliment the house perfectly. It is arranged on two tiers and has well stocked borders with a number of mature trees and shrubs. The rear garden borders farmland and woodland, creating an idyllic and peaceful location.

Services

Private Drainage. Mains Electricity and water. Electric heat pump.
Electric AGA.

Directions

What3Words ///hiding.clinking.airbase

Property information

Tenure: Freehold
Local Authority: Wiltshire Council, www.wiltshire.gov.uk
Council Tax: Band G
EPC Rating: E



Approximate Gross Internal Floor Area

Main House = 239 sq m / 2,572 sq ft

Eaves Storage = 37 sq m / 398 sq ft

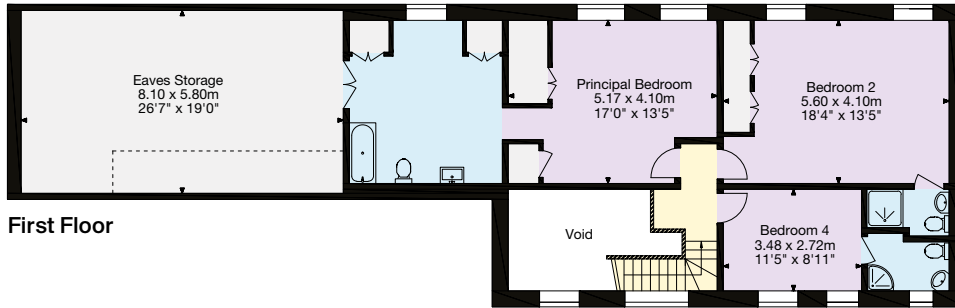
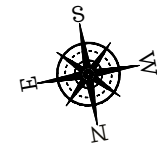
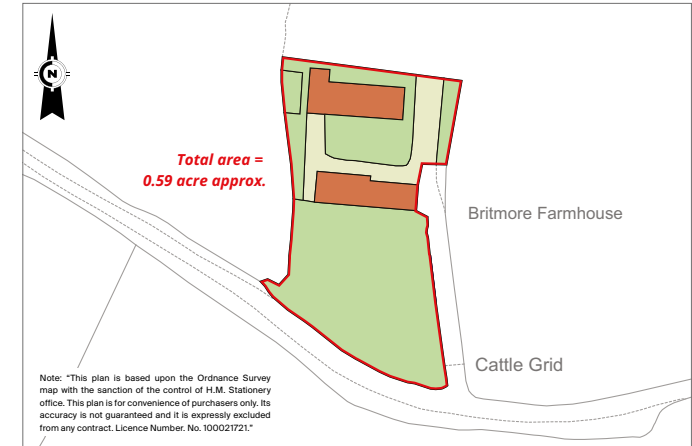
Swimming Pool Complex = 154 sq m / 1,657 sq ft

Outbuildings = 29 sq m / 312 sq ft

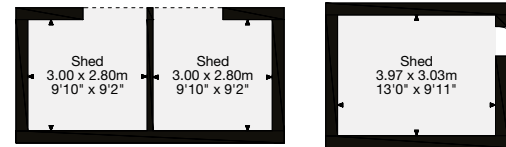
Total Area = 459 sq m / 4,939 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

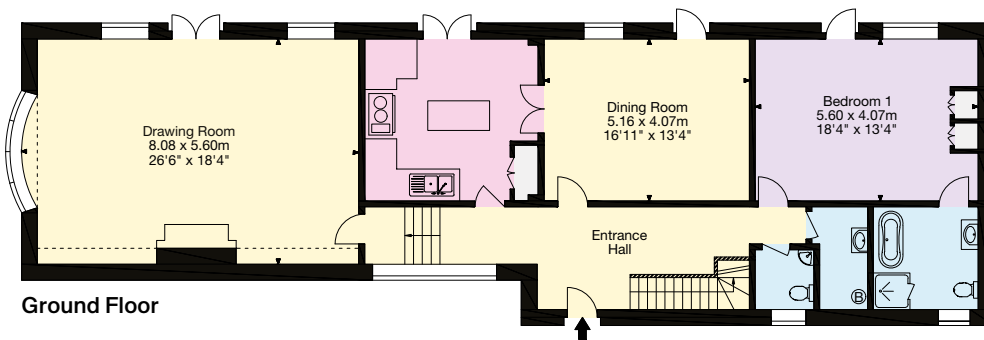
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



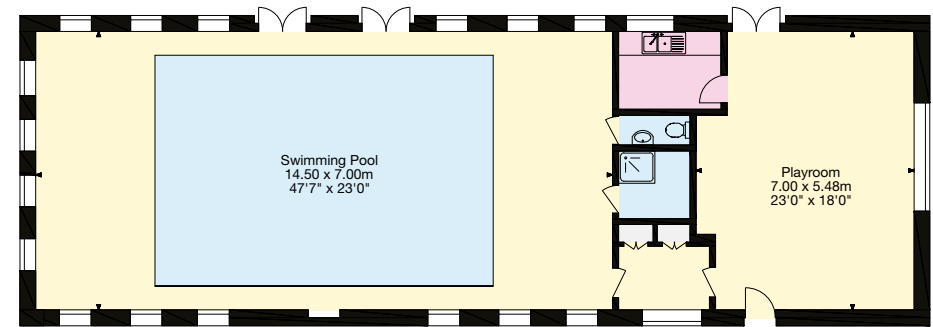
First Floor



Outbuildings



Ground Floor



Swimming Pool Complex



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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