



**Antioch Cottage, Donhead St. Mary, Shaftesbury,
Wiltshire**

Offers In The Region Of
£1,000,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A detached character cottage of local stone extended to the rear making a comfortable house of nearly 2500 sq ft with separate annexe and beautiful south facing gardens. In all 1.03 acres.

Antioch Cottage, Donhead St. Mary, Shaftesbury, Wiltshire, SP7 9DJ

- Attractive three bedroom detached house
 - 1 bedroom annexe with shower room
 - 4 reception rooms
 - 2 updated bathrooms
 - Kitchen/breakfast room with AGA
- Beautiful south facing gardens. In all 1.03 acres
 - Ample off road parking
 - Large detached garage with power
- Situated in pretty and popular village with easy access to mainline train station direct to Waterloo
 - Nearest town approx. 3.5 miles

Viewing strictly by appointment
Symonds & Sampson
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Antioch Cottage is an attractive detached three double bedroom cottage dating back to the 18th century and built of local Shaftesbury Greenstone under a pitched slate roof. The original cottage has been sympathetically extended and immaculately maintained and offers spacious, light and flexible living accommodation with a detached garage and annexe giving a further double bedroom and shower room.

A large covered porch has a door leading into the boot/utility room with underfloor heating, built in storage, a sink and space and plumbing for two appliances. The front door opens into the entrance hall and immediately to the left is a study with fitted bookshelves and large sash window overlooking the garden. The hall opens into a generously proportioned and light garden room with views out towards the garden and French doors leading to the south facing terrace with electric canopy. Steps lead down to a cloakroom and two further reception rooms. The snug is a charming room with built in storage an attractive, large Greenstone Inglenook fireplace and an arch opening into the dining room. Off the snug is and also accessed via the garden room is the kitchen/breakfast room with a good range of wall mounted and floor standing units, an AGA, and integrated appliances include an electric hob, a single oven and a dishwasher. From the kitchen a door leads into the utility room with built in storage, space for a fridge/freezer and there is a sink.

Stairs from the garden room lead up the beautiful well proportioned dual aspect drawing room with a gas fire and French doors to outside. The stairs continue to the first floor with three double bedrooms and a family bathroom. All three bedrooms have fitted wardrobes and the master bedroom is dual aspect and an ensuite bathroom.



Situation

The pretty village of Donhead St Mary is situated between Tisbury, which has independent shops and a mainline station to Waterloo (services in 100 minutes), and the historic Saxon hilltop town of Shaftesbury with its excellent shopping, health centre, library and a choice of restaurants, pubs and galleries. The area has a thriving community feel and offers many clubs and societies. This part of south-west Wiltshire has some of the County's finest countryside on the doorstep and the region is also sought after owing to its proximity to some of the leading private schools in the region.

Directions

From Shaftesbury head north on the A350 turning right down Wincombe Lane towards Semley and The Donheads. At the fork keep right and bear right on to Church Hill at the end of the road. The drive to Antioch Cottage will be found on the right hand side soon after the Church.

Outside

A gravel drive leads to a large parking and turning area and to the double garage with double wooden doors, power and light. A door to the rear opens into the annexe with a ground floor shower room with underfloor heating and a double bedroom on the first floor with electric radiators.

To the rear of the house is a south facing stone terrace with steps leading up to the garden. The garden is split into two sections with a neat, well maintained lawn giving a more formal garden, with mature trees and hedging ensuring privacy. Beyond the main lawn a path gently slopes down to the wild garden which has a variety of trees and shrubs giving tremendous colour and interest through the seasons and is a lovely place in which to walk and enjoy. The whole property extends to just over an acre.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating system. Underfloor heating to the ground floor of annexe and electric heating on first floor.

Local Authority

Wiltshire Council Tel: 0300 4560100
Council Tax Band: G

Agent's Note

A public footpath runs from the road along the east of the property. This is outside of the garden and boundary but within the title of the property.





Donhead St. Mary, Shaftesbury

Approximate Area = 2417 sq ft / 224.5 sq m (excludes void)

Annexe = 303 sq ft / 28.1 sq m

Garage = 282 sq ft / 26.1 sq m

Outbuilding = 74 sq ft / 6.8 sq m

Total = 3076 sq ft / 285.5 sq m



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 76 |
| (69-80) C | | |
| (55-68) D | 51 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Symonds & Sampson. REF: 1080670



CBA February 2024



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