



Donhead St. Andrew

Offers Over: £450,000

Little Russett, Donhead St. Andrew, Wiltshire, SP7 9DZ

- Spacious, Well Appointed Village Home
- Highly Desirable Wiltshire / Dorset Border Location
- Over 1500 Sq. Ft Of Accommodation Space
- Three Bedrooms & Two Bathrooms •Countryside Views
- Driveway Parking & Integral Garage
- Mature, Low Maintenance Gardens
- 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. Little Russett 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

Little Russett is a spacious, well presented and appointed detached home situated within the heart of the highly regarded village of Donhead St. Andrew. Offering over 1500 sq. ft of flexible accommodation, the property includes an entrance hall, kitchen/breakfast room with AGA, conservatory, sitting room, dining room, integral garage and downstairs shower room.

Upstairs, there are three good sized bedrooms and a family bathroom.



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OUTSIDE

The rear garden at Little Russett is of a tiered nature and offers several specimen plants and trees. It is currently mature in its nature however, does offer a wonderful and exciting amount of scope for those with green fingers to make their own impact on the outside space.

The main feature of the garden is the simply breath-taking view of the neighbouring Wiltshire countryside which offers undulating fields as well as a heartwarming view of the local Church of St. Mary. At the front of the property is a gravelled driveway offering ample off road parking space as well as a single garage.

TENURE

Freehold.

LOCAL AUTHORITY

Wiltshire Council, Band D.

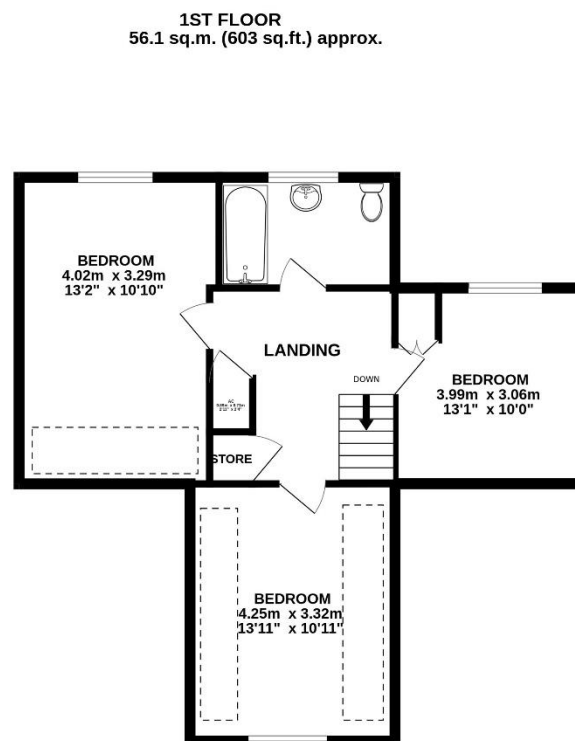
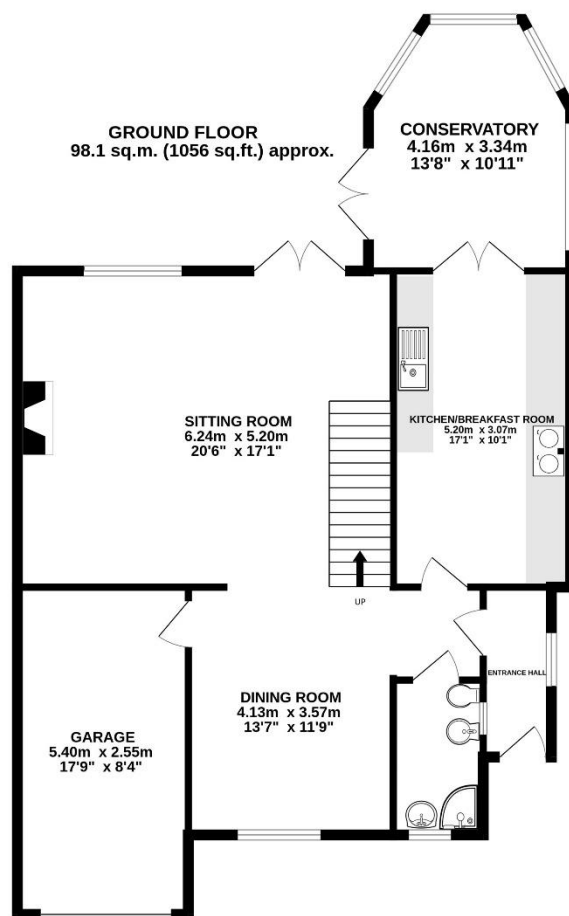
SERVICES

Mains water, electricity and drainage are connected. An oil fired central heating system is also present.

VIEWINGS

Strictly by appointment, only with Boatwrights in Shaftesbury.
01747 213 106
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TOTAL FLOOR AREA : 154.1 sq.m. (1659 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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