



**Donhead St Andrew**

**Guide Price: £855,000**

## Donhead St Andrew, Wiltshire, SP7 9LH

- Fantastic Rural Home On Wiltshire / Dorset Boarder
- Highly Regarded Nadder Valley Village
- Over 2000 Sq. Ft. Of Flexible Living Accommodation
- Superb Countryside Views
- Four Bedrooms & Three Bathrooms
- Sitting Room, Snug & Dining Room
- Additional 0.2 Acre Adjoining Land
- Private, Attractive Gardens
- Off Road Parking & Double Garage
- EPC: E

### 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. Hillview 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

Situated amidst picturesque landscapes, Hillview's elevated position provides stunning panoramic views across open countryside whilst the home itself seamlessly blends characterful features with modern design elements.

A traditional stone façade of the original structure blends with the rendered extensions of the property to form an imposing, detached countryside residence.



The home boasts a magnitude of flexible accommodation including the formal sitting room with a feature bay window whilst the heart of the home is the open-plan kitchen and dining area that has been thoughtfully designed with plentiful countertops, ample storage and a central island perfect for culinary enthusiasts and entertaining guests. Large windows and a sliding French Door frame panoramic views of the surrounding countryside whilst also providing access onto a covered seating area.

The snug offers space for a cozy retreat when enjoying the warmth of the log burner before further flowing into a study and an additional work room beyond this. Upstairs, the four well-appointed bedrooms offer comfortable accommodations for family members or guests with the principal suite boasting a modern en-suite shower room. Completing the wealth of accommodation is a family bathroom to service the bedrooms with an additional shower room located on the ground floor as well as a utility room.





## **OUTSIDE**

Outside, the property extends to expansive gardens, dotted with four apple trees, a pear tree, a fruiting vine, a large fruit cage, flowering shrubs and manicured lawns.

There is a greenhouse and two adjoining single garages offering convenient storage space for vehicles and outdoor equipment with a gravelled driveway allowing for multiple vehicles to be parked.

In addition is approx. 0.3-acre additional piece of associated land located to the south that has all manner of potential. Currently, a set of tiered steps provide access and there is an outbuilding that was once a pottery shed that requires refurbishment.

## **TENURE**

Freehold.

## **SERVICES**

Mains water and electricity are connected to the property. The central heating system is fired by LPG and drainage is in the form of a septic tank.

## **LOCAL AUTHORITY**

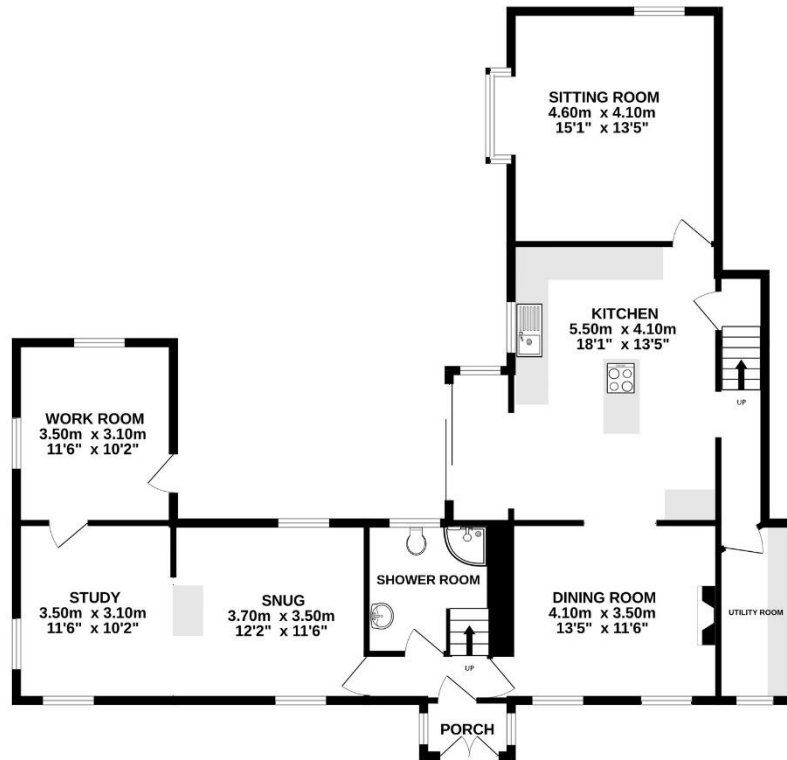
Wiltshire Council, Band G.

## **VIEWINGS**

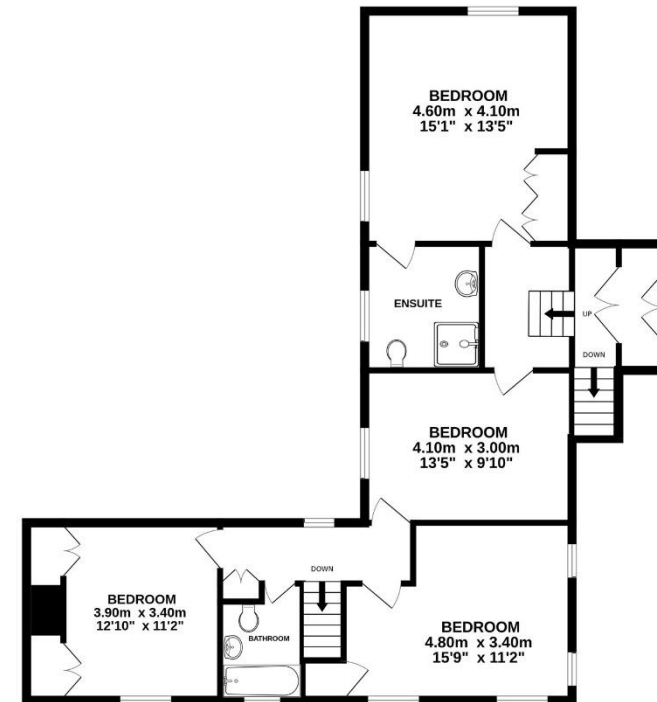
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**GROUND FLOOR**  
115.6 sq.m. (1245 sq.ft.) approx.



**1ST FLOOR**  
84.5 sq.m. (909 sq.ft.) approx.



**TOTAL FLOOR AREA : 200.1 sq.m. (2154 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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