





1 Smithy Cottage, Donhead St. Mary, Shaftesbury, Dorset, SP7 9BS

What 3 Words: ///rewarded.headlight.latest



Key Features

- Sought After Village Location On The Wilshire / Dorset Border
- Approx. 1500 Sq Ft. Of Flexible Accommodation Arranged Over Three Floors
- Immaculately Presented Throughout
- Three Double Bedrooms Including Excellent Main Suite With Dressing Room & En Suite
- Triple Aspect Sitting / Dining Room
- Highly Efficient Air Source Heat Pump & Triple Glazing Throughout

Tenure: Freehold | EPC Rating: C | Council Tax Band: E

Services: The property is connected to a highly efficient Air Source Heat Pump as well as offering Photovoltaic Solar Panels that assist with both heating water and electricity. In addition is underfloor heating in the kitchen and downstairs hall way. Mains water, drainage and electricity are also connected as well as a mechanical ventilation heat recovery (MVHR) system.

Location

Donhead St. Mary is an exceptionally pretty village that lies between Tisbury and the ancient hilltop town of Shaftesbury. Tisbury is a thriving village, with its independent shops and galleries and main line station to Waterloo (1hr 40 mins) and the south west; Shaftesbury offers a bustling high street and major supermarket.

The village is situated in an Area of Outstanding Natural Beauty (AONB) that offers enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away. The neighbouring village of Donhead St Andrew has a well-regarded pub, The Foresters, and Ludwell has an award-winning butcher, well-stocked village stores, a post office and a popular pub, The Grove Arms.

Inside the Home

A superb three bedroom semi detached home located within the prime residential village of Donhead. St Mary.

Offering over 1500 sq ft. of accommodation which is intelligently laid out over three floors really does have something for everyone. Briefly comprising an entrance hall, kitchen/breakfast room, triple aspect open plan sitting/dining room, family bathroom, three double bedrooms including a spacious main suite with dressing area and en suite facilities.

Outside Space

The rear garden is a peaceful, private and calming place to be. Facing westerly, there is plenty of natural light as well as tranquil surroundings. An established lawn is present as well as a excellent sized sun terrace that is perfect for entertaining. The garden is enclosed to all sides with fencing as well offering shrub and herbaceous borders. In addition is access to the garage that has an up door as well as off road parking on the adjacent side.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106

High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

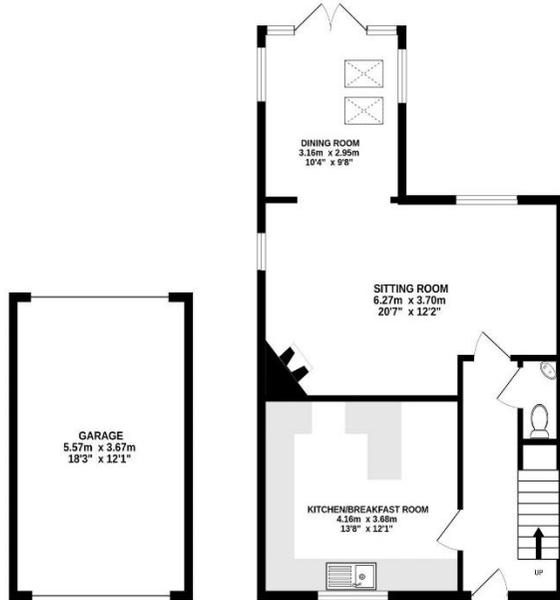
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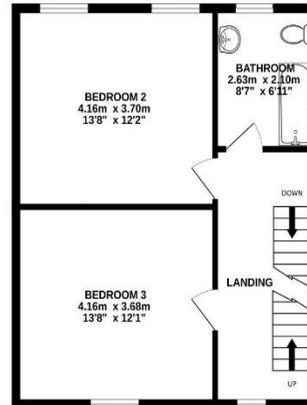




GROUND FLOOR
75.3 sq.m. (811 sq.ft.) approx.



1ST FLOOR
46.3 sq.m. (498 sq.ft.) approx.



2ND FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 160.3 sq.m. (1725 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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12 March 2026