



# HUNTERS COTTAGE

SUTTON MANDEVILLE, WILTSHIRE, SP3 5NQ

Boatwrights  
Estate Agents









# HUNTERS COTTAGE

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## Summary Of Accommodation

- Wonderful Rural Home In Sought After Wiltshire Village
- Three Bedrooms & Two Bathrooms
- Gorgeous Surroundings & Views
- Modern & High Specification Kitchen
- Dual Aspect Sitting Room
- Spacious Main Bedroom With En Suite Facilities
- c. Two Acre Paddock Adjacent To Property
- Ample Off-Road Parking
- Breath-Taking Views Over Undulating Countryside
- EPC: Awaited

### The Property

Welcome, to Hunters Cottage.

Constructed in 2012 by the current owner, this fabulous, rural home is located within The Cranborne Chase Natural Landscape and offers some of the best views of the local area that we have ever seen.

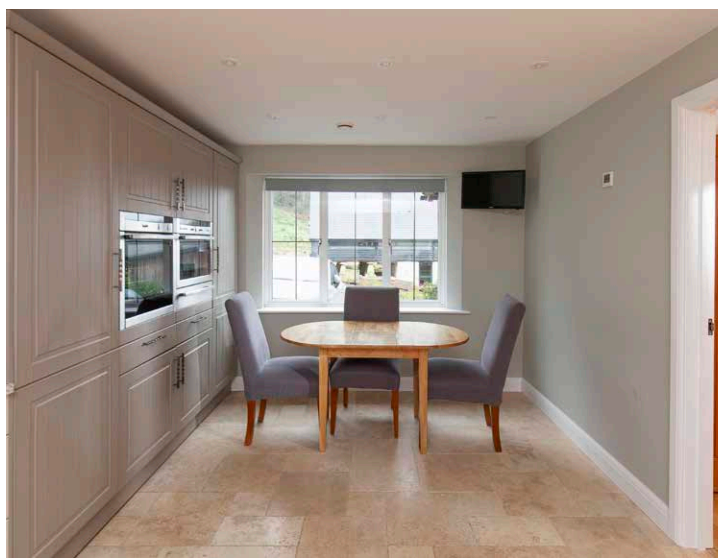
Internally, the property impresses from the front door with high quality finishes throughout.

The accommodation is laid out intelligently and includes an entrance hall, dual aspect sitting room with wood burning stove, kitchen/dining room complete with Rayburn, downstairs cloakroom/ WC, three bedrooms with en suite to the main room as well as a family bathroom.

The property uses its space exceptionally well and offers a comfortable, warm and well-balanced home.

### The Paddock

Measuring approx. two acres is an adjoining, well-draining paddock of undulating pasture land that is currently used for equestrian. The paddock is connected to all main services as well as offering two field shelters. There is a private gate from the driveway of the house making access very straightforward.







### Location

The peaceful and highly desirable village of Sutton Mandeville is located in the heart of Wiltshire's Nadder Valley and is renowned for its attractive, gently undulating countryside that forms part of an Area of Outstanding Natural Beauty. In addition are a number of bistro dining pubs in the surrounding area as well as several traditional Countryside Inns including The Compasses that is less than half a mile away at neighbouring Chicks Grove.

The nearby village of Tisbury is the largest village in Wiltshire's Nadder Valley and is located to the west of the cathedral city of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of immediate facilities including a Co-Operative supermarket, several independent retailers, post office, public houses, doctors' surgery, leisure centre, recreation ground and several community groups.

Since 2014 Tisbury has been voted among the Top 5 villages to live in outside of London according to the Sunday Times.

### Outside

Externally, Hunters Cottage provides a glorious garden that is mainly laid to lawn and is of tiered nature.

There is ample space to entertain, dine alfresco as well as a perfectly placed sun terrace to take in the surroundings.

The views from the garden of the neighbouring Wiltshire countryside are simply staggering and can be enjoyed all year round.

**Tenure:** Freehold

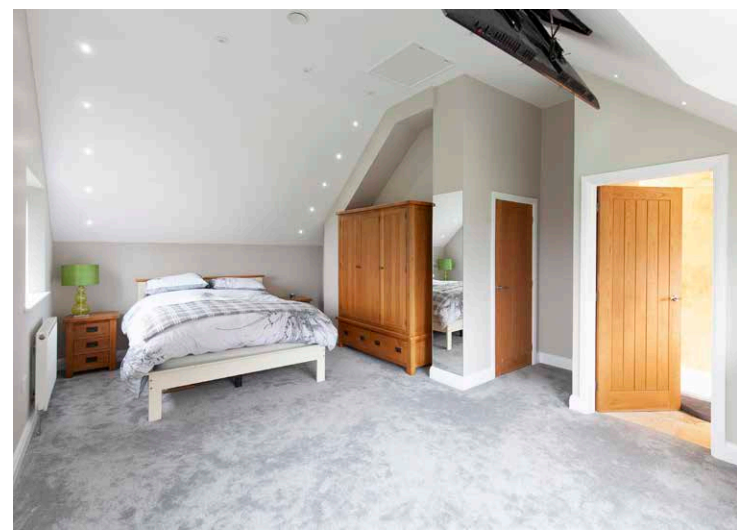
**Services:** The property is connected to mains water and electricity.

Private drainage is connected as well as an oil-fired central heating system.

**Local Authority:** Wiltshire Council, Band E.

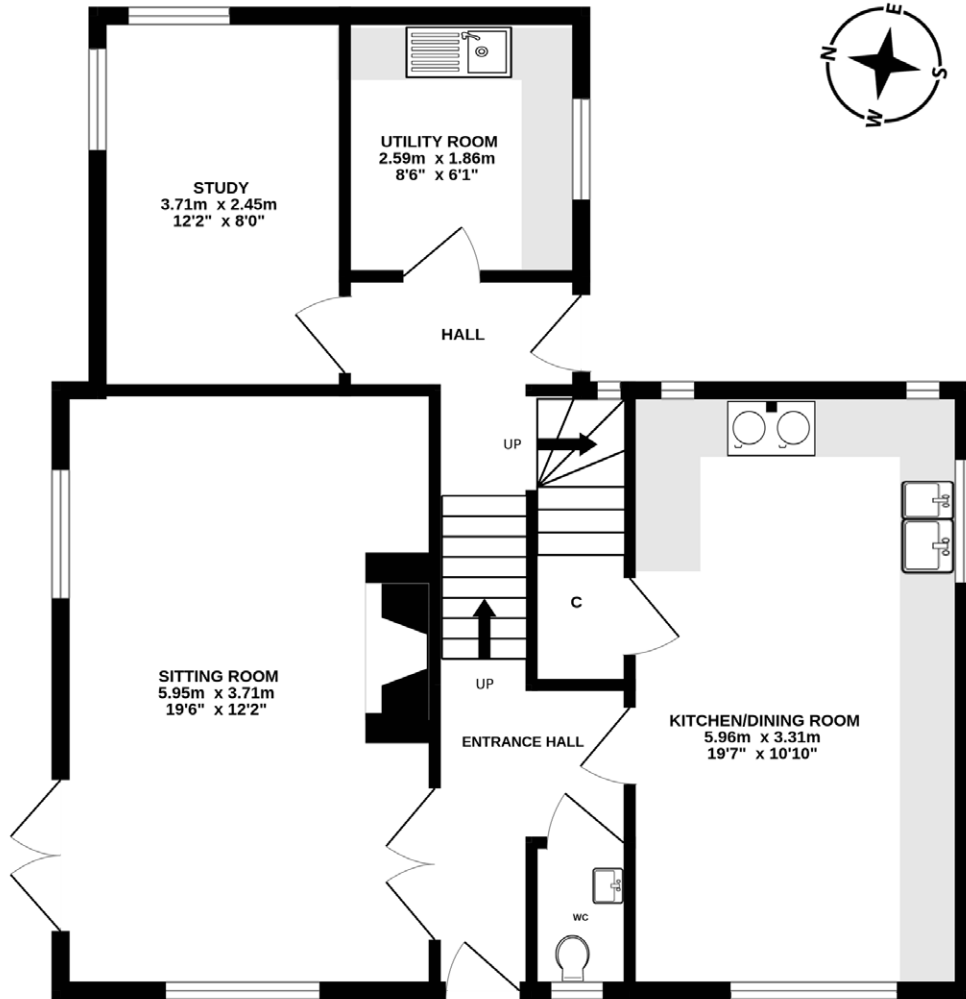
**Viewing:** Strictly by appointment only with Boatwrights in Tisbury. 01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk)







**GROUND FLOOR**  
70.1 sq.m. (754 sq.ft.) approx.



**TOTAL FLOOR AREA : 122.9 sq.m. (1323 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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**1ST FLOOR**  
52.9 sq.m. (569 sq.ft.) approx.

