





135 Pigstrough Lane, Donhead St. Andrew, Shaftesbury, Dorset, SP7 9ES

What 3 Words: ///waged.muddy.flashing



## Key Features

- Attractive Stone Built Cottage
- Adjoining Paddock Of Roughly 1 Acre
- Pleasant, South Easterly Facing Gardens
- Striking Character Features Throughout
- Highly Sought-After Wiltshire Village

**Tenure: Freehold | EPC Rating: E | Council Tax Band: G |**

**Services: The property is warmed via a bio-mass central heating system.**

**Mains water and electricity are connected. Drainage is provided via a private water treatment plant.**

## 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. The property is situated within The Cranborne Chase Natural Landscape 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 (closed currently, but likely to re-open) 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.

## Overview

Nestled in the ever-popular rural Wiltshire village of Donhead St Andrew is this charming, stone built cottage that also boasts a separate paddock of roughly 1 acre, complete with river frontage.

## Inside the Home

The property comprises a most enticing sitting room with the Inglenook fireplace making for an impressive statement piece whilst also adding warmth to the home. Located from the sitting room is a further second reception space and downstairs shower room providing a sense of flexibility whilst the kitchen breakfast room enjoys French doors overlooking the garden and a further feature fireplace. A utility room enhances the practicality of the cottage. A particular highlight to the home is the striking hallway with vaulted ceilings and wooden crafted staircase leading to the first floor.

Here, the split layout offers two bedrooms and a modern family bathroom, with the principal bedroom and en-suite being located from the separate stairway. The principal bedroom features impressive A-frame wooden beams with large windows allowing for plentiful light and space before leading through to the en-suite bathroom.

## Outside Space

Externally the cottage boasts truly delightful gardens, all enclosed by mature hedgerow for privacy. An expansive lawn is combined with raised and segregated growing planters, a stone patio and pathways leading to the garage. A driveway offers off-road parking for multiple vehicles.

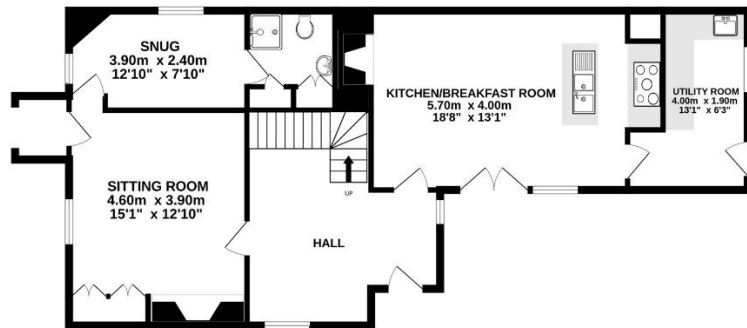
Adjacent to the property itself is a delightful paddock of roughly 1 acre which enjoys plentiful wildflowers, mature trees and river frontage to the River Nadder.



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**GROUND FLOOR**  
83.0 sq.m. (893 sq.ft.) approx.



**1ST FLOOR**  
82.0 sq.m. (883 sq.ft.) approx.



**TOTAL FLOOR AREA : 165.0 sq.m. (1776 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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