



# ALDERMORE CLOSE

DONHEAD ST. ANDREW, WILTSHIRE, SP7 9ES

Boatwrights  
Estate Agents





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## Summary Of Accommodation

- A Simply Fantastic Home In Stunning Village Location
- Situated Within The Cranborne Chase National Landscape & Dark Sky Reserve
- Arriving To The Market For The First Time In Approx. 50 Years
- Four/Five Bedrooms & Two Bathrooms
- Approx. 5.3 Acres of Gorgeous, Well Loved Surrounding Land Including Large Pond
- Over 2,500 Sq. Ft Of Flexible, Balanced Accommodation Arranged Over Two Floors
- Double Garage With Studio Above
- A Must View Property
- EPC: F

### The Property

Welcome, to the heart-warming, Aldermore Close.

Situated within the beautiful Nadder Valley village of Donhead St. Andrew, this wonderful, once in a lifetime home has come to the market for the first time in approx. 50 years.

Offering over 2,500. Ft of classically presented accommodation arranged over two floors, this is a simply 'must view' property.

Briefly comprising internally of an entrance porch, triple aspect kitchen/breakfast room, utility, downstairs shower room, sitting room with feature fire place, conservatory, four/five bedrooms including a spacious main room complete with balcony as well as a family bathroom.

**Services:** Mains water and electricity are connected, private gas tank. A recently installed water treatment plant is also present. Heating is electric with a Rayburn in the kitchen and an additional electric stove in the sitting room with a traditional fireplace with working chimney.

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





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### 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. Aldermore Close 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.

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### Land / Grounds

Surrounding the property is c.5.3 acres of very well cared for land/paddocks.

The land is relatively flat in topography and could be used for horses or as a smallholding.

Situated in the far north west corner, is a stunning, private and tranquil pond that is a haven for wildlife. A little of piece of South Wiltshire heaven that can be enjoyed throughout the seasons.

The land and gardens are enclosed to all sides with a mixture of fencing and hedging as well as holding planting beds, colourful shrubs, and woodland with established trees including hornbeam, red oak and tulip trees. There are several apple trees, and outbuildings include field shelters, stable yards, sheds and a greenhouse.

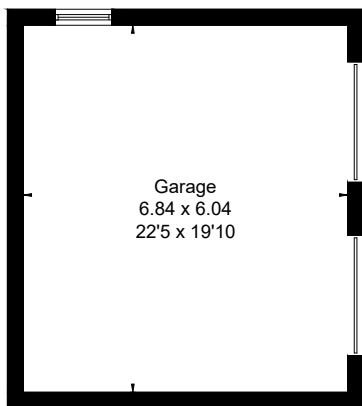
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### Studio / Garage

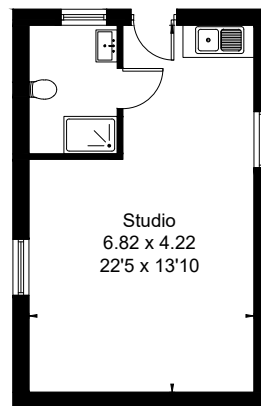
Located to the west of the main house is a double garage with power, lighting and a vehicle inspection pit as well as two overhead doors. Above, is a purpose built studio with showering facilities that could provide all manner of possibilities.



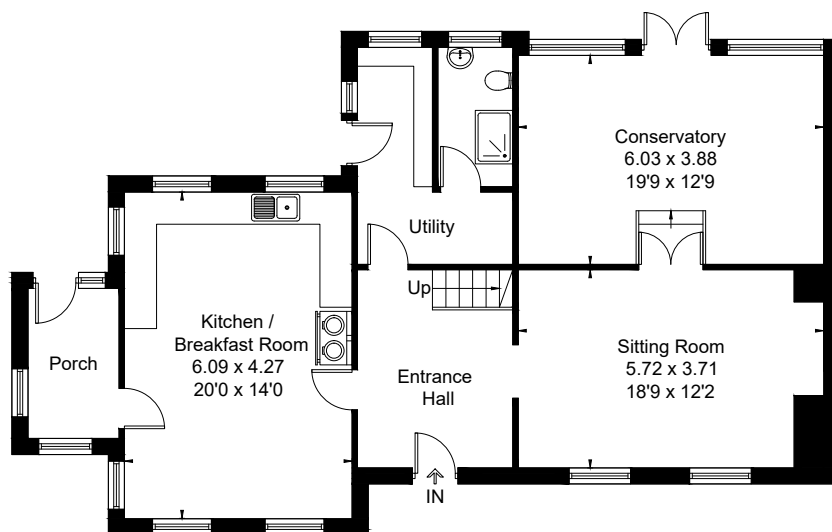
Approximate Floor Area = 243.0 sq m / 2616 sq ft



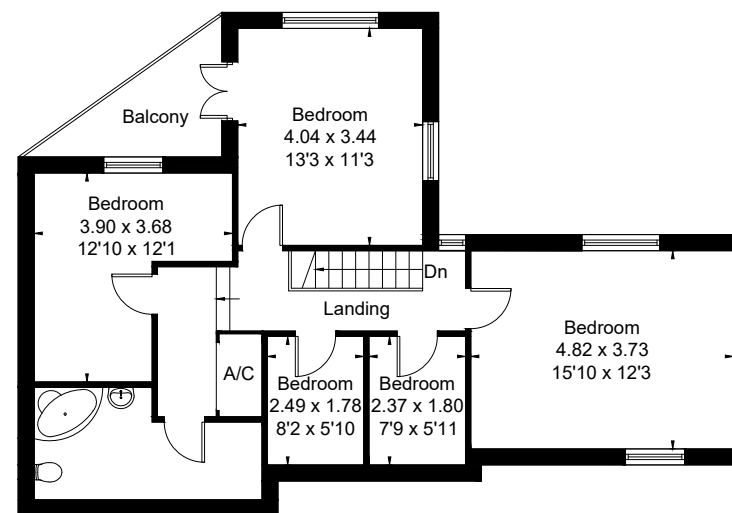
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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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. March 2026