



Oak Cottage

Berrywood Lane, Donhead St. Mary

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A stylishly appointed semi-detached house with a self-contained annexe, in a very peaceful village setting

An attractive family home with modern styling and airy, flexible accommodation, situated in a picturesque and highly desirable Cranborne Chase village setting. The property features open-plan living space with stylish, understated fittings and décor, while there is also a detached one-bedroom annexe, providing useful further living accommodation.



2 RECEPTION ROOMS



4 BEDROOMS INC. ANNEXE



3 BATHROOMS INC. ANNEXE



AMPLE OFF STREET PARKING



GARDEN



FREEHOLD



VILLAGE



1,679 SQ FT



GUIDE PRICE £700,000



The property

Oak Cottage provides over 1,600 sq ft of light-filled accommodation arranged across two floors. The black timber-clad exterior gives the property a contemporary appearance, complemented inside by a clean, neutral décor and an airy, open layout.

The main ground-floor living and entertaining space is the open-plan kitchen, dining room and sitting area, which stretches from the front to the rear, with the kitchen at its heart. There are sleek white fitted units and integrated appliances, including a double oven and an induction hob, as well as a central island with a breakfast bar. To one side of the kitchen, the dining area welcomes plenty of natural light through its south and east-facing aspects, which feature French doors and panoramic windows, as well as a large ceiling lantern skylight. To the other side of the kitchen lies the comfortable sitting area, which has a fireplace with a logburner, creating a warm and inviting atmosphere. There is also a useful utility room for further home storage and appliances, as well as two well-presented double bedrooms and a shower room

with a heated chrome towel rail and a walk-in shower.

Upstairs, the principal bedroom is generously proportioned, with built-in wardrobes and access to eaves storage. It also benefits from a large en suite bathroom with spa-like features, including a walk-in shower and a freestanding bathtub.

Further accommodation comes in the form of the detached, cabin-style annexe with its attractive timber-clad internal walls. Entering through the double doors at the front there is a kitchen and dining room, while further double doors lead to the 22ft double bedroom at the rear, with its WC and open shower room.







Outside

At the entrance to the home, a five-bar wooden gate opens onto the gravel driveway providing access and parking for several vehicles. Stairs lead to an area of lawn at the side of the house, with a pathway leading onwards to the front door. The garden is mostly situated at the rear, and features a patio for al fresco dining with a lawn beyond, enclosed by high timber fencing for a sense of privacy. Towards the end of the garden, the annexe has its own private patio and area of lawn.

Location

The property is set in the picturesque village of Donhead St. Mary, in an idyllic rural position in the heart of the Cranbourne Chase Area of Outstanding Natural Beauty, offering stunning views across the surrounding countryside. The village has a parish church and a village hall, while the nearby village of Ludwell provides several local amenities, including a post office, village store, local pub and primary school. Three and a half miles to the west, the historic market town of Shaftesbury offers a good choice of shops,

supermarkets and leisure facilities. Five miles away, Tisbury offers further amenities and schooling, as well as a mainline station, providing direct services to London Waterloo. Historic Salisbury is 18 miles away, with its wealth of shopping and leisure facilities. Local road connections include the A350, which provides easy access to the A303.



Distances

- Shaftesbury 3.8 miles
- Tisbury 5.4 miles
- Gillingham 8.6 miles
- Blandford Forum 13.5 miles
- Warminster 16.5 miles
- Salisbury 18 miles

Nearby Stations

- Tisbury
- Gillingham
- Salisbury

Key Locations

- Cranborne Chase National Landscape
- Old Wardour Castle
- Melbury Downs Nature Reserve
- Shaftesbury Abbey Museum & Garden

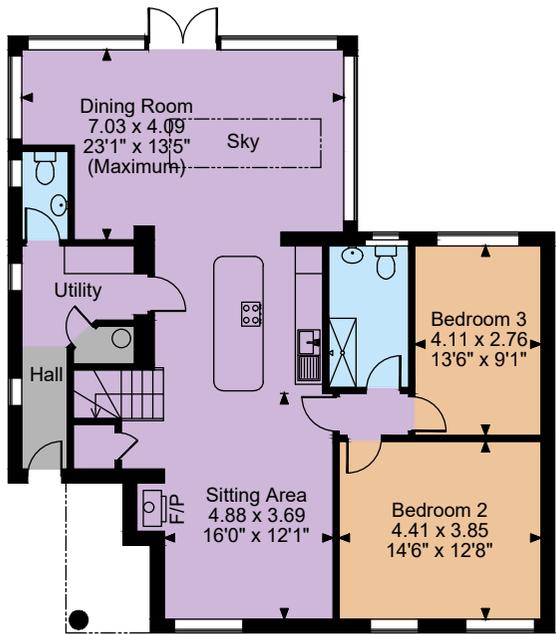
Nearby Schools

- Ludwell Primary School
- Shaftesbury School
- Port Regis Preparatory School
- Clayesmore
- Sandroyd

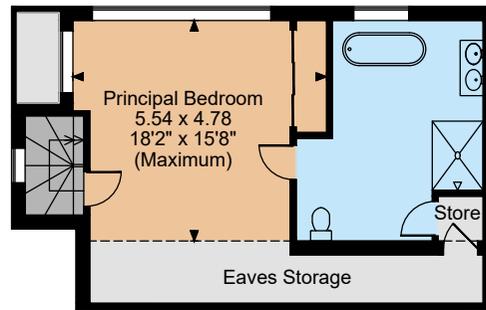




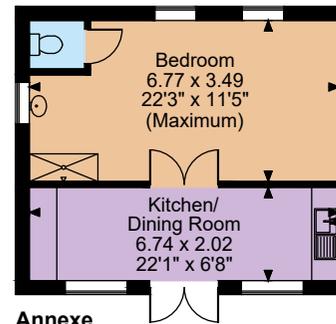
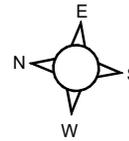




Ground Floor



First Floor



Annexe

Floorplans

Main House internal area 1,679 sq ft (156 sq m)

Annexe internal area 411 sq ft (38 sq m)

Total internal area 2,090 sq ft (194 sq m)

For identification purposes only.

Directions

SP7 9DH

what3words: ///picked.sculpture.occupations - brings you to the driveway

General

Local Authority: Dorset Council

Services: Mains electricity and water, private drainage and oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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