



# Home Cottage

Donhead St. Mary, Shaftesbury



BNP PARIBAS GROUP



## A picturesque Grade II listed cottage with three bedrooms and a wealth of character features

An idyllic period cottage with an enchanting country garden, set in the highly sought-after village of Donhead St. Mary, surrounded by stunning Cranborne Chase countryside. The property features charming stone elevations and a part-thatched roof, while inside there are various splendid character features.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,738 SQ FT**



**GUIDE PRICE  
£750,000**

### The property

Home Cottage is a characterful Grade II listed cottage dating from the early 18th century. Originally two separate dwellings, it has been combined to create a larger home, now offering more than 1,700 sq ft of attractive accommodation arranged over two floors. Delightful original features include a part-thatched roof, exposed timber beams, and grand inglenook fireplaces, while outside there is a picturesque country garden.

There are three comfortable reception rooms on the ground floor, each similarly proportioned. These include the drawing room, with its imposing brick-built fireplace and bread oven, and the dining room, which features timber beams and wide oak floorboards. The family room provides additional space in which to relax, with a stone-built fireplace and a dual aspect, including a door opening onto the rear garden. The ground floor also offers a galley-style kitchen fitted with base and wall units, wooden worktops, a butler

sink, and a Calor Gas cooker.

Two separate staircases lead to the first floor, where there are three good sized bedrooms. These include the principal bedroom with built-in storage, and two further double bedrooms, both of which have their own washbasin. The first floor also has a family bathroom and a cloakroom, while an additional WC is located on the ground floor.





## Outside

At the front, the cottage opens onto Church Hill, while a gate at the side leads to the gravel driveway and the parking area at the rear. The integrated garage provides additional parking, storage, or workshop space. The rear garden extends to around 100ft, offering a delightfully peaceful and tranquil environment in which to relax. It features a well-maintained lawn with central and border beds filled with flowering perennials and established shrubs. There is a patio area at the back of the house, as well as a pond, a large flowerbed, and an area planted with spring flowers. The garden also includes fruit cages for growing your own produce and is bordered by mature trees and established hedgerows.

## Location

The property is set in the heart of the picturesque village of Donhead St. Mary, in an idyllic rural position in the heart of the Cranbourne Chase Area of Outstanding Natural Beauty. The nearby village of

Ludwell, a mile away, provides several local amenities, including a post office, village store, local pub and primary school, while 3.8 miles to the west, the historic market town of Shaftesbury offers a good choice of shops, supermarkets and leisure facilities. Just over 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 5.3 miles
- Gillingham 8.0 miles
- Salisbury 18 miles

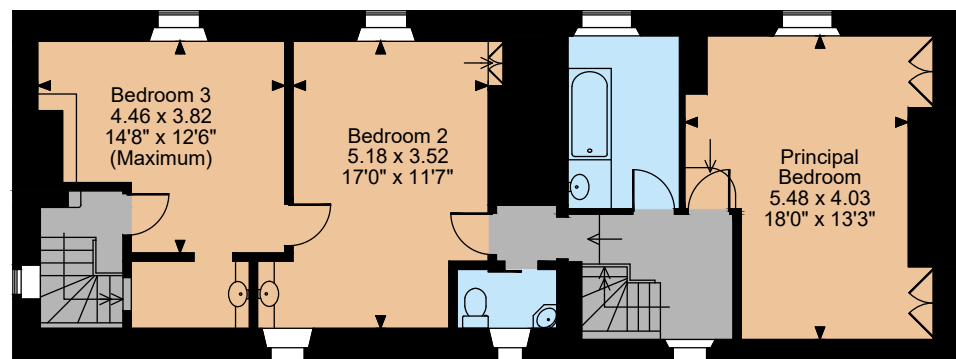
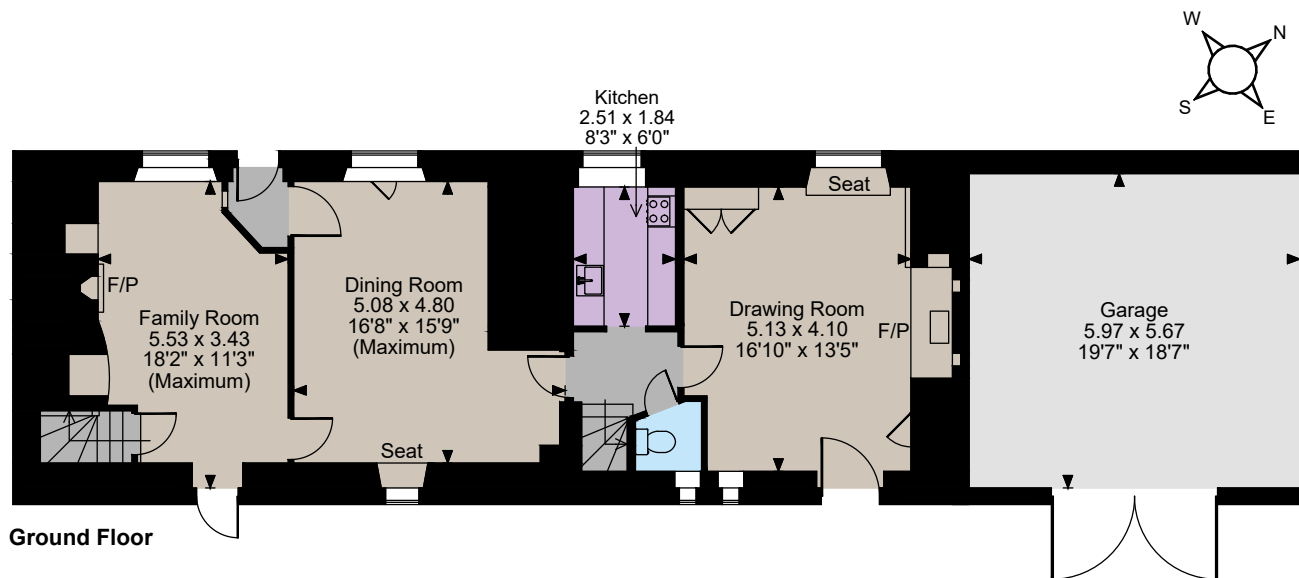
## Nearby Stations

- Tisbury
- Gillingham

## Nearby Schools

- Semley Church of England Primary School
- Shaftesbury School
- Port Regis
- Sandroyd
- Clayesmore
- Bryanston





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

Main House internal area 1,738 sq ft (162 sq m)

Garage internal area 364 sq ft (34 sq m)

For identification purposes only.

## Directions

SP7 9DL

**what3words:** ///bookshelf.vitals.gulped - brings you to the driveway

## General

**Local Authority:** Wiltshire Council

**Services:** Mains water and electricity. Private drainage.

The property is on the revamp Your Tank scheme run by Wiltshire Council who will pay 100% of the cost of replacing the septic tank with a compliant drainage system. Project to run in 2025. Oil fired central heating.

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

**Council Tax:** Band F

**EPC Rating:** E

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

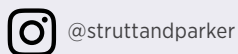
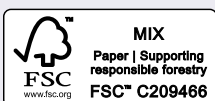
## Salisbury

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