



The Old Stores

Donhead St Mary, Shaftesbury

A delightful period property located in the sought-after South Wiltshire village of Donhead St Mary

A beautifully-presented Victorian family home which sensitively combines modern amenities, quality fixtures and fittings, and elegant neutral décor. It occupies an elevated setting at the heart of a desirable Donheads village with stunning views.



2 RECEPTION ROOMS



4 BEDROOMS



1 BATHROOM



ON STREET PARKING



GARDEN



FREEHOLD



VILLAGE



1,785 SQ FT



**GUIDE PRICE
£545,000**

The property

Having served as the village shop until the 1980s, The Old Stores is believed to have been built in the late Victorian era and is constructed of red brick and with a mix of render and timber cladding to the rear. Offering 1,785 sq ft of light-filled, flexible accommodation arranged over two floors, it has been sensitively refurbished and modernised. It now provides an elegant and practical living and entertaining environment, sensitively combining modern amenities with period features including sash glazing and original fireplaces. The accommodation flows from a welcoming entrance hall with useful storage and a door to a fitted utility room with a WC and a door to a rear porch with access to the rear garden. It comprises a spacious part-panelled sitting room, formerly the shop, with three front aspect wooden-shuttered windows, two central cast iron support pillars, a high wood-lined ceiling, exposed wooden flooring and an exposed brick fireplace with woodburning stove, flanked on each side by bespoke storage. A door opens to the neighbouring dining room, also accessible from the entrance hall. It has

space for a sizeable table and French doors to the rear garden, and opens into a part-vaulted 17ft galley kitchen with flagstone flooring, a range of bespoke wall and base units, a Belfast sink, complementary wooden worktops, modern integrated appliances and a stable door to the rear garden.

Stairs rise from the dining room to a generous split-level landing with a useful walk-in store. It gives access to three front aspect bedrooms, the principal having a feature cast iron open fireplace, to a modern family bathroom with bath and separate shower and to the property's remaining rear aspect bedroom. Currently configured for use as a study, it has a vaulted wood-lined ceiling, bespoke fitted shelving and French doors opening to a decked balcony which affords stunning far-reaching views over the garden and stunning countryside beyond.



Outside

Having plenty of kerb appeal, the front door is accessed from the pavement. The enclosed garden to the rear faces south-west and is accessible from the rear porch, dining room and kitchen. It is gravelled for ease of maintenance and is ideal for entertaining and al fresco dining.

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 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 3.7 miles
- Tisbury 5.5 miles
- Gillingham 7.9 miles
- Blandford Forum 13.1 miles
- Salisbury 18.0 miles

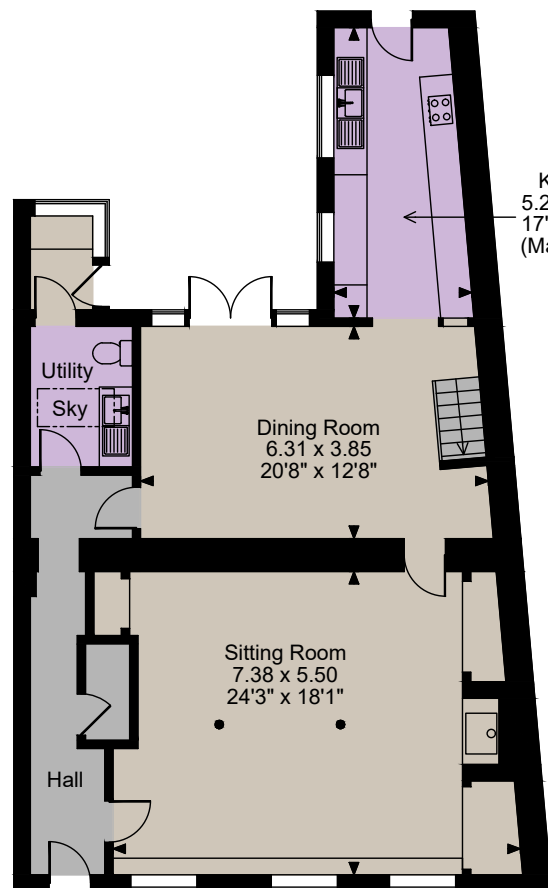
Nearby Stations

- Tisbury
- Salisbury

Nearby Schools

- Semley CofE primary school
- Wardour primary school
- Shaftesbury School
- Clayesmore
- Port Regis
- Sandroyd





Ground Floor

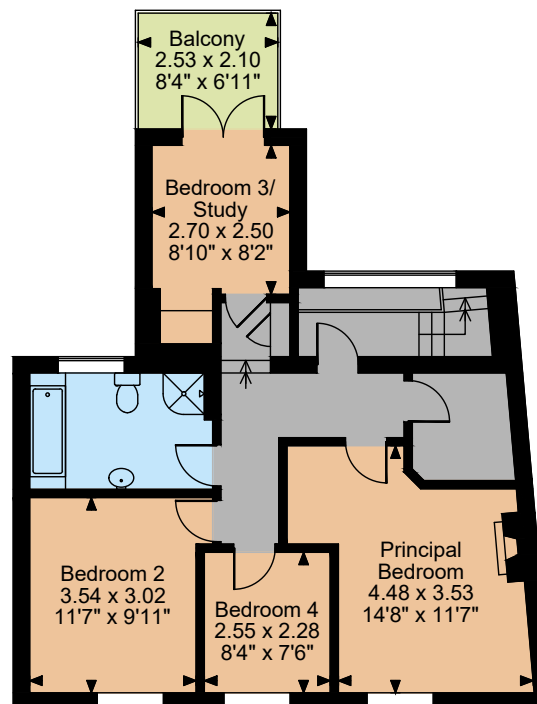
Kitchen
5.27 x 2.50
17'3" x 8'2"
(Maximum)

Dining Room
6.31 x 3.85
20'8" x 12'8"

Sitting Room
7.38 x 5.50
24'3" x 18'1"

Hall

Utility
Sky



First Floor

Balcony
2.53 x 2.10
8'4" x 6'11"

Bedroom 3/
Study
2.70 x 2.50
8'10" x 8'2"

Bedroom 2
3.54 x 3.02
11'7" x 9'11"

Bedroom 4
2.55 x 2.28
8'4" x 7'6"

Principal
Bedroom
4.48 x 3.53
14'8" x 11'7"

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

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Floorplans

Internal area 1,785 sq ft (166 sq m)

Balcony external area = 57 sq ft (5 sq m)

For identification purposes only.

Directions

SP7 9DQ

what3words: ///rumbles.scorching.snore - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage

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

Council Tax: Band D

EPC Rating: F

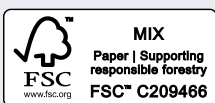
Salisbury

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