

Mereworth, Mill Lane,
Donhead St. Andrew



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2,561 sq ft (238 sq m) | Freehold
3 reception rooms | Large conservatory | 4/5 bedrooms | 2 bathrooms
Double garage | Garden | Village location

Guide price £865,000

A beautifully presented detached residence offering light-filled accommodation and expansive glazing, set within spectacular landscaped gardens in a highly regarded and picturesque village on the Wiltshire/Dorset border.

Mereworth is a spacious family home, located along a dead end lane, offering light-filled accommodation that has been very recently updated to combine contemporary styling with comfortable everyday living.

A welcoming reception hall, with a cloakroom, provides access to the principal reception rooms. The generous drawing room forms the focal point of the house, featuring light oak flooring, an attractive fireplace and full-height sliding glass doors opening onto the rear terrace and gardens. From here, the accommodation flows through to the formal dining room and onwards to a spacious bay-fronted study, creating a versatile arrangement well suited to both entertaining and home working. The kitchen and breakfast room is a bright, contemporary space fitted with a range of sage-green Shaker-style units, complemented by light work surfaces and high-quality integrated appliances. There is ample space for informal dining, while a separate utility room provides additional storage and direct access to the garden. Adjacent to the kitchen, a comfortable snug offers a more intimate reception space. Beyond, the substantial conservatory, with its glazed roof and tiled floor, provides an impressive garden room.

On the first-floor, the principal bedroom benefits from a dressing area, an en suite bathroom and a separate dressing room/ bedroom fitted with an extensive range of bespoke wardrobes. There are three further well-proportioned bedrooms, all enjoying excellent natural light, together with a contemporary family bathroom and a separate WC.

The secluded, south-facing, dog-proof garden has been beautifully landscaped to provide both privacy and seasonal interest. A broad sandstone terrace extends across the rear of the house, creating an ideal setting for al fresco dining and entertaining. Beyond, the level lawn is complemented by a stone fountain, well-stocked herbaceous borders, established shrubs and mature specimen trees. The grounds also include a detached summer house, a wood store and a garden store. To the front, a private driveway provides extensive parking and access to the detached double garage. There is also an EV charging point.

Location

Mereworth is set within the attractive and sought-after Wiltshire village of Donhead St Andrew, surrounded by the rolling countryside of the Cranborne Chase National Landscape. The village enjoys a peaceful rural position while remaining conveniently placed for access to the neighbouring market towns of Shaftesbury and Tisbury. Shaftesbury offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and leisure facilities, while the cathedral city of Salisbury provides a wider selection of shopping, cultural and commercial opportunities. The area is renowned for its excellent choice of independent schools, including Port Regis, Sandroyd, Clayesmore, Bryanston, Sherborne Boys, Sherborne Girls and Hanford, alongside a range of local state schools. The surrounding countryside offers outstanding opportunities for walking, riding and cycling, with numerous footpaths and bridleways, while the nearby National Trust estate at Stourhead provides beautiful landscaped gardens and parkland.

Transport connections are excellent, with Tisbury railway station offering regular direct services to London Waterloo, while the nearby A303 provides convenient links to the South West, London and the national motorway network. Salisbury and Gillingham stations also offer additional rail connections, making the area well suited to both commuting and weekend travel.

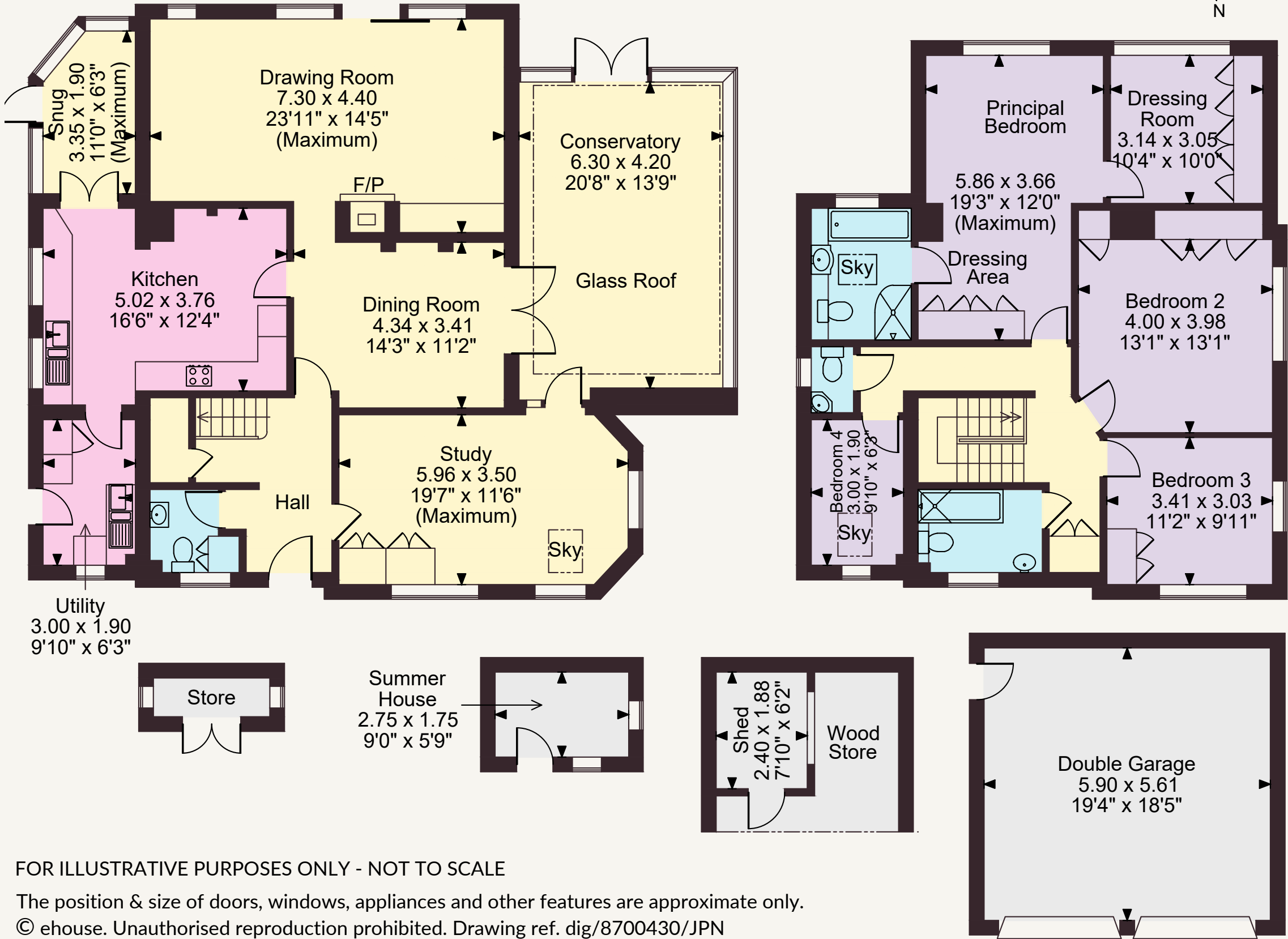
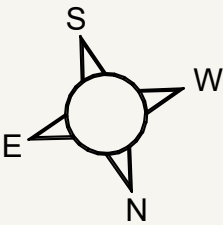
Postcode region: SP7

General

Local Authority: Wiltshire Council
Services: Mains water, electricity and drainage. Oil fired heating.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Mereworth, Mill Lane, Donhead St. Andrew, Dorset
Main House internal area 2,561 sq ft (238 sq m)
Double Garage internal area 356 sq ft (33 sq m)
Outbuilding internal area 206 sq ft (19 sq m)
Total internal area 3,123 sq ft (290 sq m)



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