

VALENTINE COTTAGE

MILKWELL, DONHEAD ST ANDREW



RV
RURAL VIEW

VALENTINE COTTAGE

Milkwell, Donhead St Andrew, Shaftesbury SP7 9LQ

Shaftesbury 4 miles, Tisbury 5 miles, Salisbury 16 miles

A BEAUTIFULLY PRESENTED & MOST ATTRACTIVE REFURBISHED PERIOD COTTAGE
IN A RURAL HAMLET SETTING WITH LOVELY GROUNDS AND COUNTRY VIEWS

Charming Sitting Room | Kitchen/Dining Room | Entrance Hall | Utility Room

Three Bedrooms | Two Bath/Shower Rooms (One En-Suite)

Outside: 0.79 Acres of Gardens, Grounds & Woodland

Wild Garden with Cabin/Studio & Parking Area



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SITUATION

The property is situated in the small hamlet of Milkwell on the edge of the much sought after village of Donhead St Andrew which is renowned for its pretty houses and cottages, beautiful countryside and excellent pub, The Forester. The neighbouring village of Ludwell has an award-winning village shop/post office, butchers', primary school and pub. The larger village of Tisbury is nearby offering a range of independent shops and amenities including a sports/community centre, doctors' and dental surgeries, garage, vets and a railway station with direct services to London Waterloo. Tisbury is also home to Messums, a contemporary arts centre housed in an ancient thatched tithe barn.

The Saxon hilltop market town of Shaftesbury is just 4 miles away and has a good choice of shops, supermarkets and

restaurants, a secondary school, cottage hospital and the picturesque steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury has more comprehensive shopping, arts and leisure facilities and a district hospital. The other principal towns in the area including Bath, Blandford, Gillingham, Sherborne and Warminster are all linked via the local road network as is the South Coast. The West Country, London and motorway network are accessible via the A303/M3.

The cottage is located within the prestigious Donheads, part of the Cranborne Chase National Landscape where the Nadder Valley meets the Chalke Valley in the lee of the rolling downland of the Cranborne Chase and is an excellent base from which to explore many miles of local footpaths and bridleways. There are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near

Warminster, horse racing is at Salisbury, Bath and Wincanton. Golf courses at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

PROPERTY

Valentine Cottage is a particularly pretty, detached, non-Listed period cottage set end-on to a country lane. Built with local stone external elevations under a clay tiled roof, in recent years the property has been improved and modernised which included the installation of new wooden framed double-glazed windows, timber front door and an air sourced heating system. The modern fittings have been sympathetically chosen to complement and indeed, enhance the intrinsic charm of the original character features.

The well-presented accommodation on the ground floor comprises a very pleasant sitting room with a wood burner, a farmhouse style kitchen/dining room, a small entrance hall and utility room. Upstairs are three bedrooms, all of which have a lovely outlook over the garden and across the valley beyond, with the principal bedroom having a well-appointed en-suite shower room and there is also a family bathroom.

OUTSIDE

The wonderful, extensive grounds of around 0.79 of an acre lie to the southeast side of the cottage and comprise a sunny patio area off the kitchen/dining room, steps up to a good-sized level garden laid to lawn with well stocked and established flower, shrub and rose borders, a variety of ornamental trees and a small pond. Further steps lead up to an area of terraced garden and

a seating area from which to enjoy the delightful countryside views. Beyond the formal gardens is a banked area of woodland which has a mix of broadleaf trees, paths and seating areas. Across the lane from the property is a streamside wild garden, a useful cabin/studio and a parking area.

DIRECTIONS (FOR SATNAV THE POSTCODE IS SP7 9LQ)

From Tisbury proceed south via Ansty to the A30, turn right towards Shaftesbury passing the Ansty PYO and the turnings to Berwick St. John. Continue down Brook Hill and in the dip at the small crossroads turn right into Milkwell. Proceed along the lane and the property will be on the right just before a footpath sign and diagonally opposite a no-through lane.

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity and drainage, air sourced heating and hot water.

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council tax band E

EPC

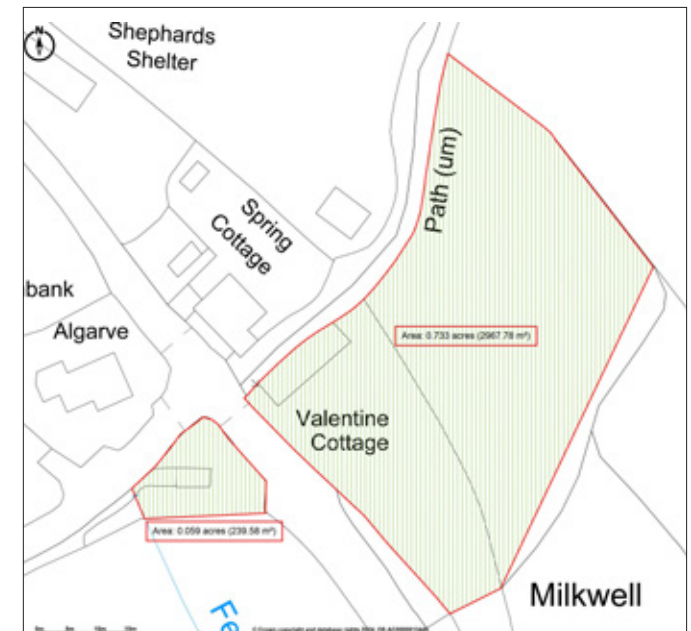
E (53) - Please refer to the agents for the complete certificate.

BROADBAND

Standard 18 Mbps, Superfast 67 Mbps (Ofcom)

VIEWINGS

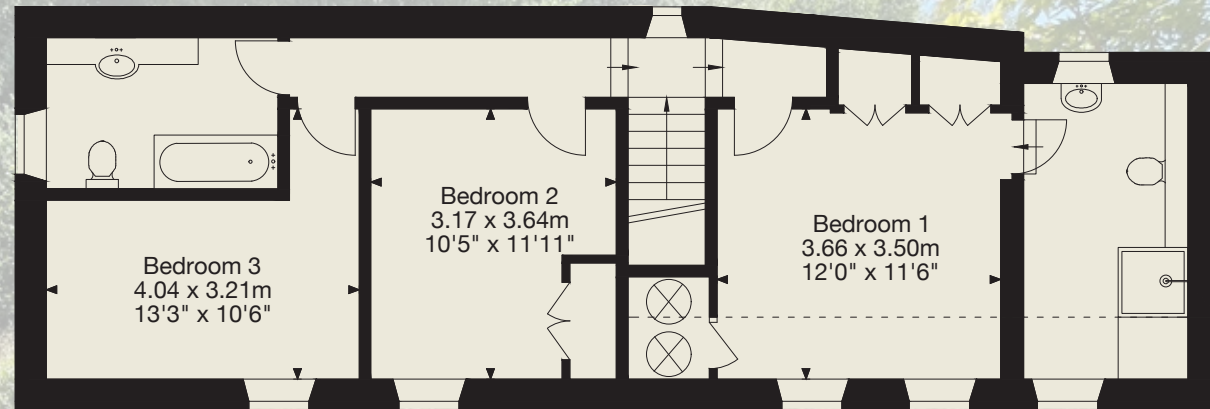
Strictly by appointment with Rural View.



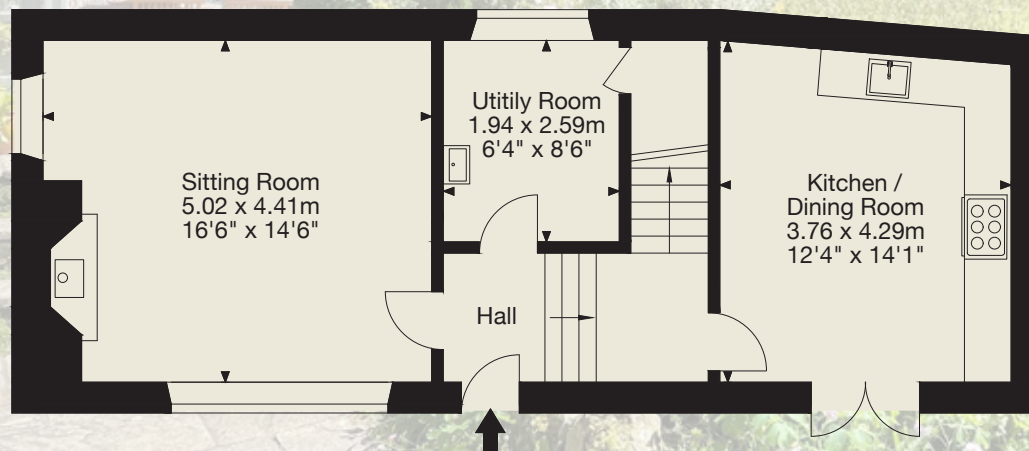
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Gross Internal Area (Approx.)

117 sq m / 1,259 sq ft



First Floor



Ground Floor

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