



# HARDWAY HOUSE

DONHEAD ST MARY, WILTSHIRE

**RV**  
RURAL VIEW

# HARDWAY HOUSE

Donhead St Mary Wiltshire, SP7 9DJ

A HANDSOME VILLAGE HOUSE IN THE EVER-POPULAR DONHEADS WITH CHARMING GARDENS AND FAR-REACHING VIEWS OVER OPEN COUNTRYSIDE.

Hall | Drawing Room | Study | Kitchen/Breakfast room, | Sitting room, | Playroom, | Utility room, | 5 bedrooms, | 3 Bath/shower rooms

Attractive outside office building | Charming landscaped gardens with paved terrace area | Views of open countryside | Garage

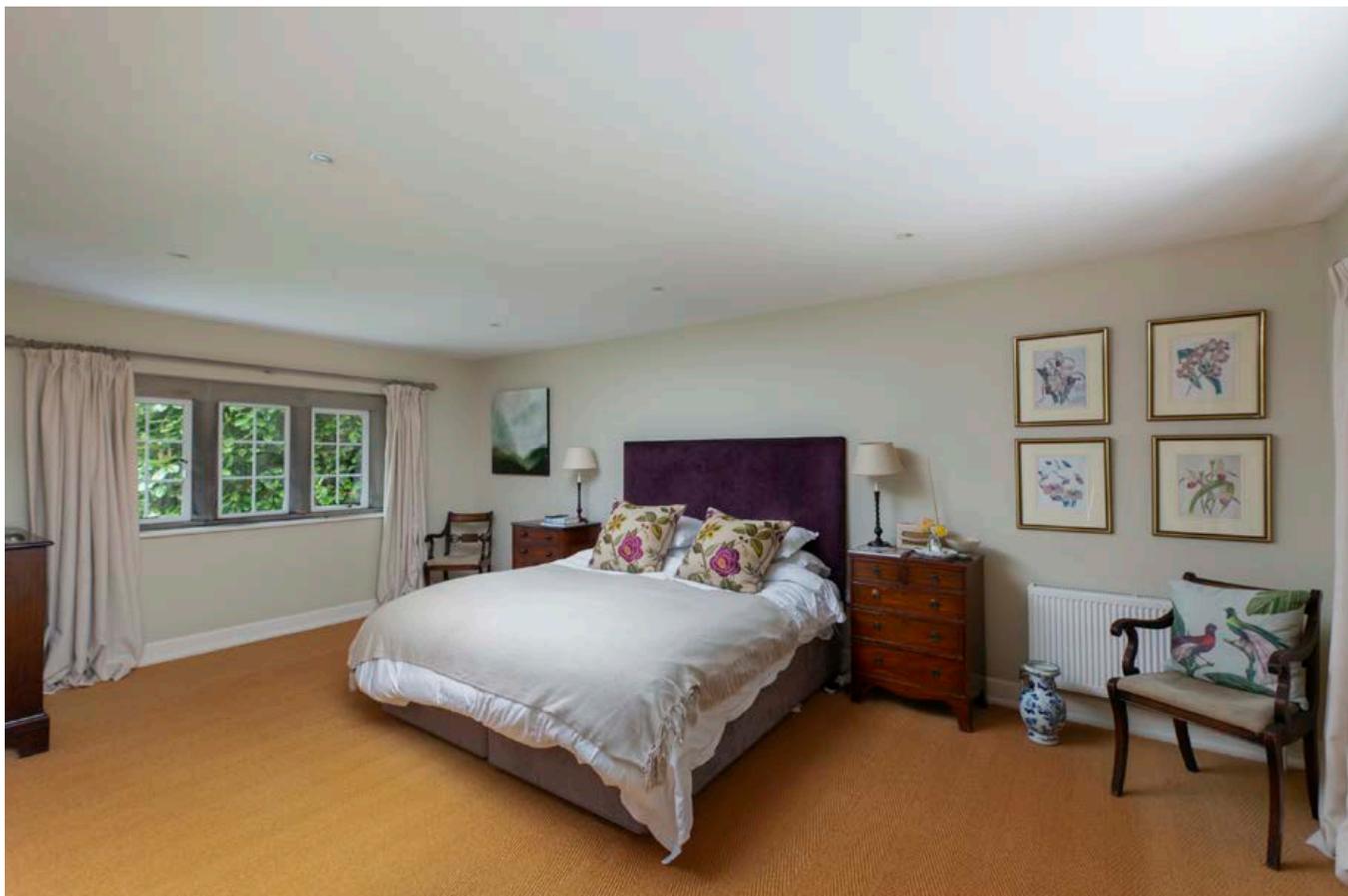
EPC E



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### SITUATION

The highly sought after villages of Donhead St Mary and neighbouring Donhead St Andrew are situated in the Nadder Valley. The parish includes the hamlets of West End, Milkwell and Brook Waters. Donhead means head of the Downs and refers to the beautiful chalk downs that rise from here up to Win Green and reach as far as Salisbury plain to the east and Blackmore Vale to the west. The parish has a pub and a 13th Century church. The nearby village of Ludwell boasts an award winning village shop/post office and butcher.

The market town of Shaftesbury lies approximately four miles west of the Donheads and the popular town of Tisbury is approximately four miles north. Tisbury has a range of amenities, including Messums art gallery, a leisure centre and swimming pool, primary school, cafes, independent shops and supermarket. Regular trains from Tisbury to London Waterloo have a journey time of about 1 hour 50 minutes.

The beautiful Cathedral city of Salisbury approximately 18 miles east of Donhead St Mary offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

Racing is available at Salisbury Racecourse and Wincanton and golf at Rushmore Park, South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

There is a wide selection of both state and private schools in the area, including Port Regis, Sandroyd, Clavesmore, Bryanston, Salisbury Cathedral School, Chafyn Grove and Godolphin, Kings School Bruton as well as Bishop Wordsworth and South Wilts Grammar Schools.

### PROPERTY

Hardway House was originally built C1930s constructed of block and render with a clay tile roof. The property was significantly extended in 2004 adding a full two storey extension. The house offers light and airy accommodation with good size rooms.

The open plan sitting room, kitchen, breakfast room is a light dual aspect room with a woodburner and French doors leading out to the terrace and the garden beyond. The kitchen has integral appliances and a terracotta tile floor, the fitted kitchen units are wooden with wood work-tops. Off the kitchen is the playroom and utility room with an internal door leading to the garage. The Study overlooks the garden to the rear of the house with the Drawing room to the front of the house, this room has a stone surround fireplace with woodburner. Upstairs are five bedrooms and three bathrooms, two of which are ensuite. The main bedroom has an ensuite bath/shower room.

## OUTSIDE

the garden is mainly to the rear of the house with wonderful views over open countryside. There is an attractive outbuilding in the garden which is currently used as an office. The large paved terrace is a wonderful place to sit to enjoy the garden and there is a wisteria planted on the back of the house. The garden itself is mainly laid to lawn with mature planting and established flower borders. There is also a garage and parking for several cars on the drive.

For room layouts and measurements please see floor plans.

## DIRECTIONS (TA18 8LU)

From Salisbury take the A30 towards Shaftesbury. Before you get to the village of Ludwell take a right hand turn along Overway Lane towards The Donheads. After 0.7 miles take slight left up Church Hill and at junction take right and proceed up Church Hill. Hardway House is found on the left-hand side.

## TENURE

The tenure of the property is freehold.

## SERVICES

Mains water, drainage and electricity Oil fired central heating.

## LOCAL AUTHORITY

Wiltshire Council

## OUTGOINGS

Council tax band G

## EPC

Current E (51)

## INTERNET SPEEDS

Fibre 50. Upload speed 9. Download speed. 47

## FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

## VIEWINGS

Strictly by appointment with Rural View.



**MAIN HOUSE**

248 SQ M / 2,669 SQ FT

**OFFICE**

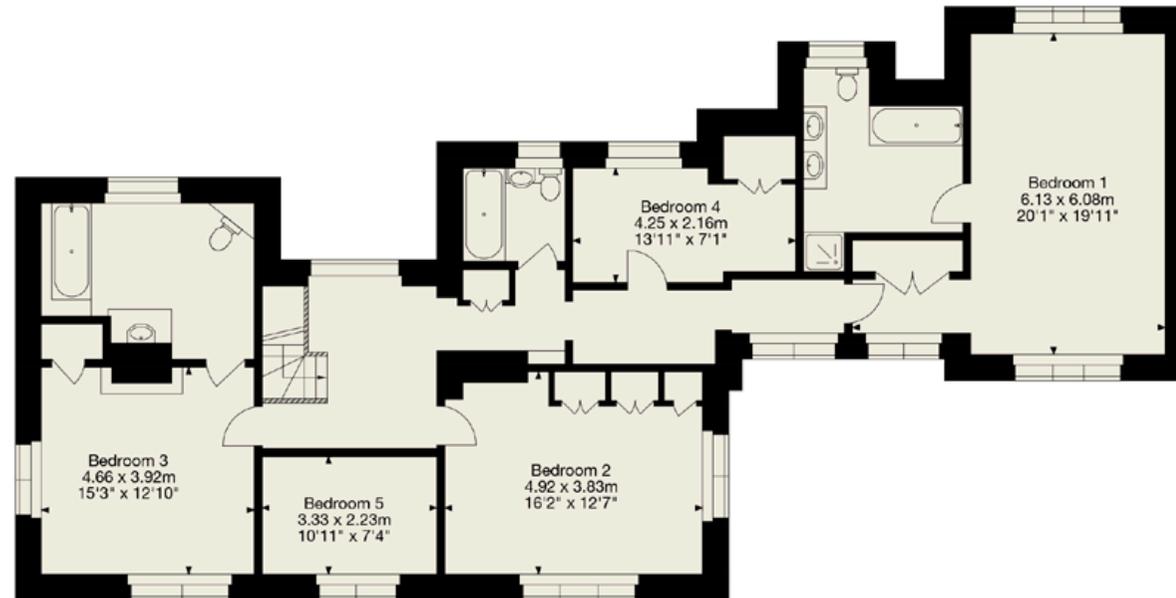
18 SQ M / 193 SQ FT

**GARAGE**

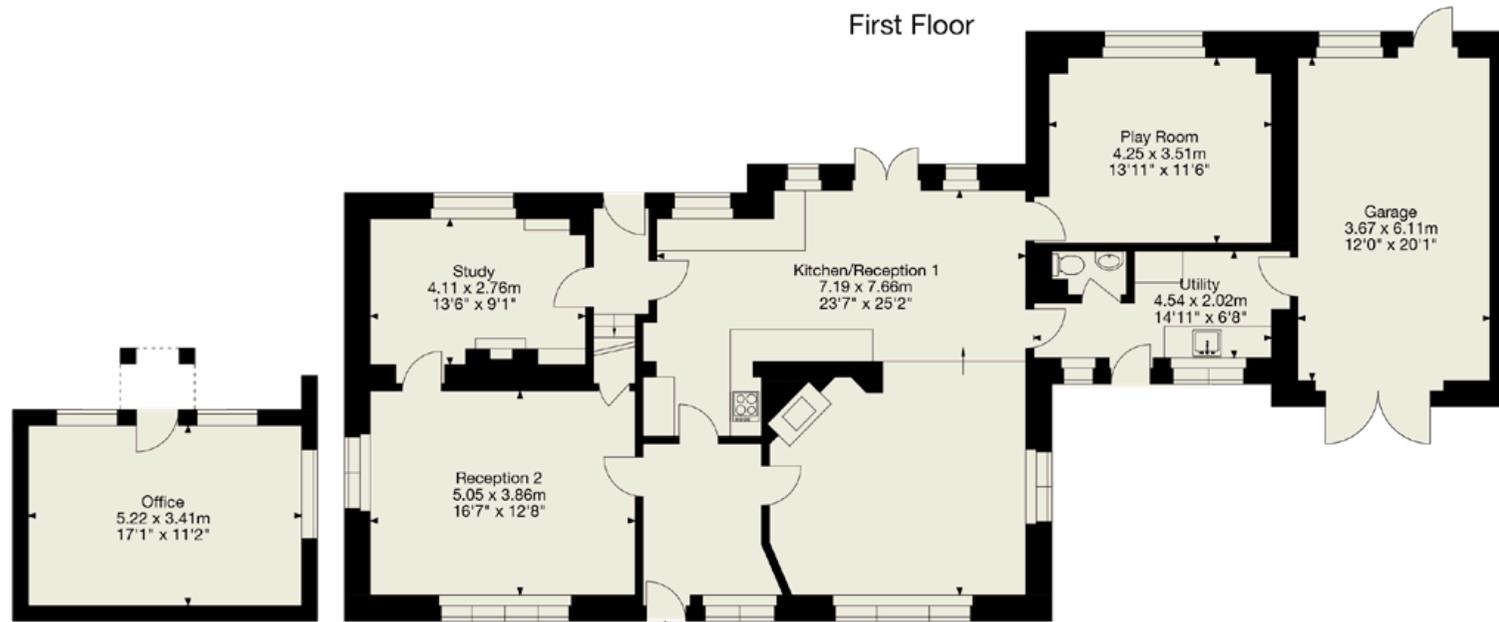
23 SQ M / 247 SQ FT

**TOTAL AREA**

289 SQ M / 3,109 SQ FT



First Floor

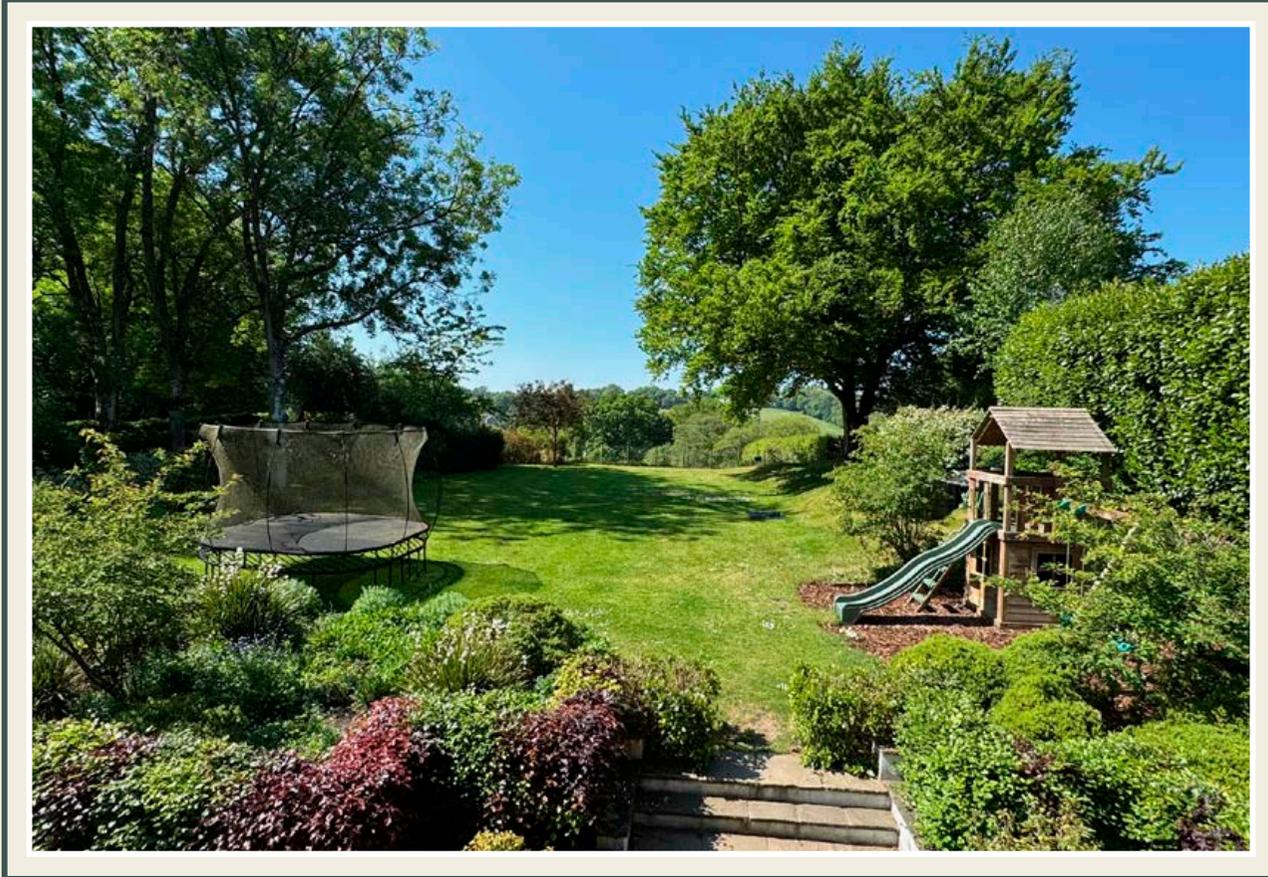


Office

Ground Floor



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