



WARDOUR COTTAGE

DONHEAD ST MARY

RV
RURAL VIEW

WARDOUR COTTAGE

Donhead St Mary, Shaftesbury, Wiltshire SP7 9DF

A CHARMING EXTENDED PERIOD COTTAGE WITH
WELL PROPORTIONED ROOMS AND A WONDERFUL GARDEN.

Sitting Room | Kitchen/Dining Room | Rear Lobby | Utility Room | WC | 3 Bedrooms | Bathroom | Garden | Parking | Garage



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SITUATION

Wardour Cottage is situated in a delightful position off a quiet lane on the edge of one of the area's most sought after villages. Donhead St Mary has a thriving community centred around its church and village hall, while the village of Ludwell is close at hand and has an award-winning shop/post office, butchers, primary school and pub.

Shaftesbury is nearby, offering a good choice of shops, supermarkets, restaurants and a secondary school. Neighbouring Semley has a shop, pub and café/deli, while Tisbury provides a range of independent shops and amenities including a mainline station with direct rail services to London (Waterloo 1hr 50 mins).

The medieval cathedral city of Salisbury has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Bath, Blandford, Gillingham, Sherborne and Warminster are all linked via the local road network

as is the South Coast, while the West Country, London and the motorway network are accessible via the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set close to the source of the River Nadder and within the Cranborne Chase National Landscape, Donhead St Mary is an excellent base from which to explore many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as Messums Wiltshire (contemporary art), the Longleat Estate, Old Wardour Castle, Stourhead Gardens, and the Fovant Badges.

PROPERTY

Believed to date from the early nineteenth century, Wardour Cottage is a most attractive property constructed of local stone elevations under a recently thatched roof. The older section comprises a well-proportioned sitting room which is full of period detail and character. The large corner inglenook fireplace has a beautifully patinated bressummer beam, bread oven and fitted wood burner, while the ceiling is exposed to painted joists, windows have seats and there is a bookcase fitted around the open staircase. The original front door is now replaced by an arched window and a stable door at the gable end leads to the garden.

To the side is a good-sized kitchen breakfast room, fitted with bespoke units and having a tiled floor. There is a gas range and Belfast sink set in the counter return. Again, a glass door is set in the gable end. At the rear is a lobby with utility/pantry and wc off it and the back door leads to an external store and covered sitting area.

The first floor comprises three bedrooms, two of which are double with the man bedroom being dual aspect and having useful eaves storage, while the bathroom is charming, set into the eaves and with a shower over the bath.

OUTSIDE

An absolute joy of this property is its lovely cottage garden where much of the lawn is left to meadow, with gravel paths and beautifully planted beds. The front is adorned with wisteria and clematis, while the eastern gable has a wonderful climbing rose. To the rear is a gravel area with a raised border and pedestrian gate to the side. A high hedge on the lane side provides total privacy and there is a well-tended vegetable plot and greenhouse. Through a beech hedge is a further area of path-cut meadow dotted with wild orchids and leading to a spring fed brook at the bottom.

There is parking for two vehicles to the front and side of a timber garage.

DIRECTIONS (SP7 9DF)

What3words: [///putts.viewing.capers](https://www.what3words.com/putts.viewing.capers)

Watery Lane should be approached from the north via Wincombe Lane. Turn into Church Hill and bear to the left into Watery Lane. The property can be found after approx.100 yds on the left. (Please note, the lower section of Watery Lane is currently impassable).

TENURE

The tenure of the property is Freehold.

SERVICES

Mains water and electricity, private drainage, electric storage heating.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band F.

EPC

Current rating F (36)

Please refer to the Agents for the complete EPC

BROADBAND SPEEDS (OFCOM)

BT Upload 1000 mb/s Download 1000 mb/s (Ofcom predicted)

MOBILE (OFCOM)

Inside O2 likely. Outside all providers likely (Ofcom).

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.



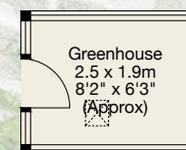
Wardour Cottage, Watery Lane, Donhead St Mary, Shaftesbury SP7 9DF
 Gross Internal Area (Approx.)
 Main House = 118 sq m / 1,270 sq ft
 Outbuilding = 4 sq m / 43 sq ft



Ground Floor



First Floor



Outbuilding

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