The Old Stores
Donhead St Mary - Wiltshire
The Old Stores
Church Hill
Donhead St Mary
Shaftesbury SP7 9DQ

A beautifully presented refurbished Victorian home situated in an elevated setting in one of the area’s most prestigious villages with bags of character & far reaching rural views

- Located in the Highly Desirable Donheads
- Spacious Sitting Room
- Dining Room & Attractively Fitted Kitchen
- Four Bedrooms & Bathroom
- Hall, Rear Porch & Utility/Cloakroom
- Hardwood Timber Deck & Balcony
- Nearby Walks in Glorious Countryside

Viewing strictly by appointment via Sole Agents Rural View (Salisbury) Ltd 01747 442500 admin@ruralview.co.uk

Situation  The property is pleasantly situated on the crest of a hill opposite the parish church of the pretty and much sought-after village of Donhead St Mary which is surrounded by beautiful undulating countryside. The neighbouring village of Donhead St Andrew has an excellent dining inn, The Forester whilst Ludwell has an award-winning village shop, butchers, primary school and pub. The larger village of Tisbury offers a range of independent shops and amenities including a sports/community centre, doctors’ and dental surgeries, garage, vets, a station with direct rail services to London (Waterloo) and is home to Messums Wiltshire, a contemporary arts centre housed in an ancient thatched tithe barn.

The Saxon hilltop market town of Shaftesbury has a good choice of shops, a supermarket, restaurants, an up and coming secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. 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 whilst the West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area’s state and private schools.

Set amidst the famously pretty countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, 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 Tolland 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** The Old Stores is a handsome semi-detached village house thought to have been built in the late Victorian era to the rear of an older farmhouse and has red brick external elevations to the front with a mix of render and timber clad to the rear. Until the 1980’s the property served as the village shop. Since then The Old Stores has been carefully refurbished, altered and improved so as to retain and indeed, enhance its intrinsic charm and character and is now a delightful family home.

The well-presented accommodation allows for versatility as to how it can be enjoyed and on the ground floor includes a spacious sitting room (formerly the shop) with high ceilings, wooden shuttered windows, a brick fireplace with a woodburner, deep concealed cupboards and wooden floors. The good-sized dining room opens out to the attractively fitted bespoke kitchen. There is also a reception hall, utility/cloakroom, rear porch and large store cupboard.

Upstairs are four bedrooms, one of which is currently used as a study/snug and has access to a balcony with wonderful views across the neighbouring countryside to the North Dorset Downs. The well-appointed family bathroom includes both a bath and a separate shower and there is a useful store room/walk-in closet.

**Outside** To the rear is a southwest facing, enclosed hardwood deck with a shrub border and is an ideal outside space for al fresco dining with minimal maintenance.

**Notice** Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.
**Directions** From the centre of Tisbury proceed out of the village past the station and take the first turning on the right into Hazeldon Lane towards Semley. Continue past Wardour Primary School, around the left-hand bend signed to the Donheads and stay on this road to Donhead St Andrew. Go through the village past The Forester along West End Lane taking the right turn signed to Donhead St Mary and at the T junction turn right up Church Hill. The property will be on the left opposite the church.

**Services** Mains water, electricity and drainage, oil fired central heating.

**Local Authority** Wiltshire Council 0300 456 0109, Tax Band D

**EPC Energy Efficiency Rating**
Current: 34 - Please refer to the agents for the complete EPC