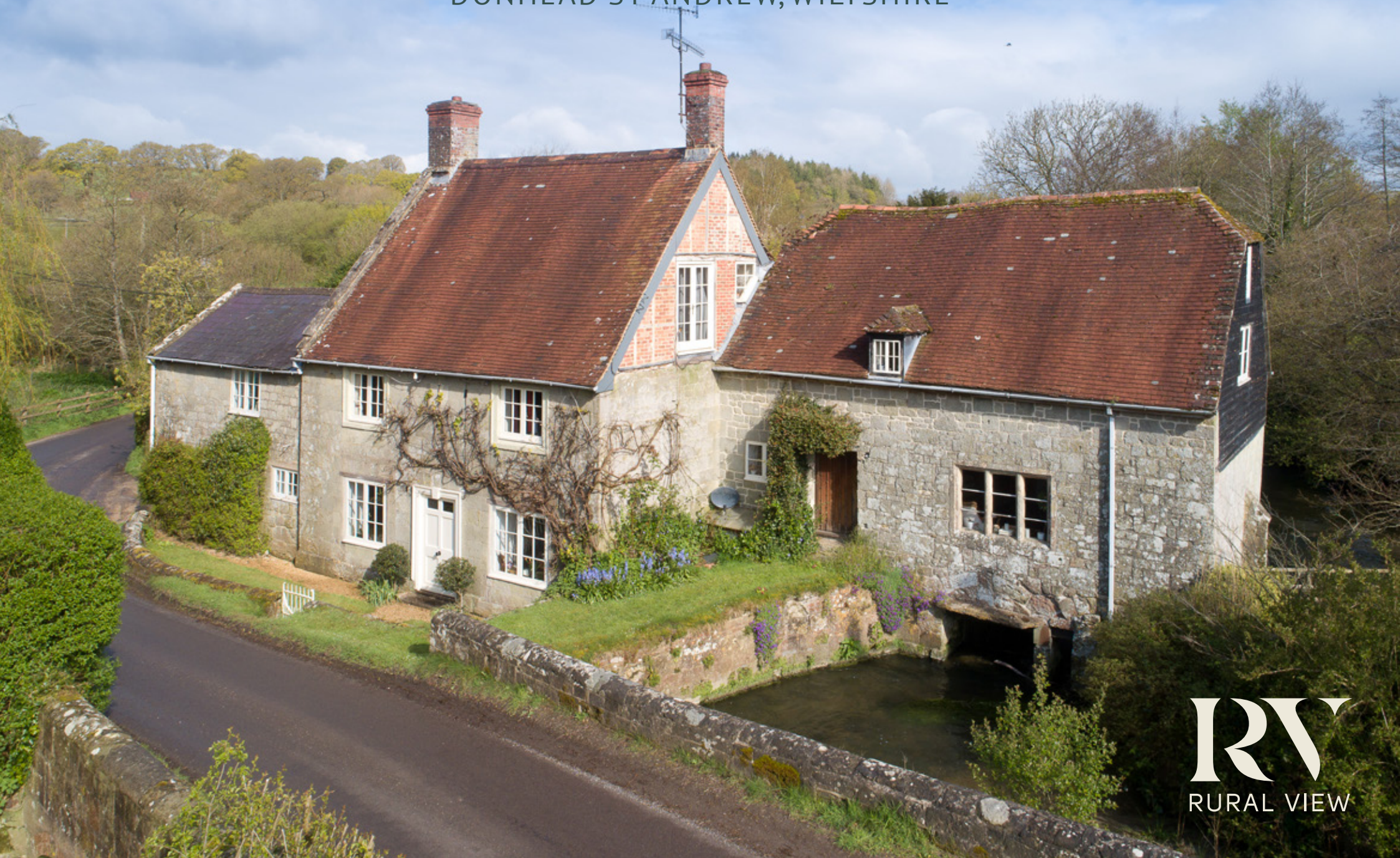


DONHEAD MILL

DONHEAD ST ANDREW, WILTSHIRE



RV
RURAL VIEW



Tisbury 4 miles (London Waterloo from 1 hour 50 minutes), Shaftesbury 6.5 miles, Gillingham 10 miles, A303 9 miles, Bath 33 miles

DONHEAD MILL

Donhead St Andrew, Wiltshire, SP7 9EP

A CHARMING HISTORIC MILL HOUSE SET IN PRETTY GARDENS AND
GROUNDS WITHIN THE HIGHLY SOUGHT AFTER DONHEADS

Dining Hall | Drawing Room | Sitting Room | Study | Kitchen/Breakfast Room | Library | Office | Laundry/Boot Room | 2 WC's

6 Bedrooms, Dressing Room | 3 Bath/Shower rooms

Barn/Studio with potential | Double Garage
Charming landscaped gardens with terraces | Water Meadow | Riverside walk

In all about 2.5 acres



RV RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG
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SITUATION

The property is beautifully situated in the pretty and much sought-after village of Donhead St Andrew which is surrounded by stunning undulating countryside. A short distance to the north is The Forester an excellent dining pub, whilst Ludwell has an award-winning village shop, butchers, primary school and pub. Compton Macrae is an excellent deli and coffee shop in nearby Semley. Popular Tisbury is about 4 miles away offering a very good range of independent shops and amenities including a sports/ community centre, doctors' and dental surgery, garage, and station with direct rail services to London (Waterloo). It is also home to Messums Wiltshire, a contemporary arts centre housed in an ancient thatched tithe barn.

Shaftesbury to the west has a wider choice of shops and supermarkets with a Waitrose and trading estates at Gillingham.

Sherborne and Bath slightly further afield offer excellent restaurants and cultural activities. The West Country, London and the motorway network are easily accessible by the A303 which is about 9 miles to the north.

Many families are drawn to South Wiltshire by the excellent choice of schools locally including Port Regis, Sandroyd, Clayesmore, Hanford and Godolphin. Set amidst the famously pretty countryside of the Nadder Valley, which is part of the Cranborne Chase Area of Outstanding Natural Beauty, the area is an excellent base from which to explore many miles of local footpaths and bridleways as well as a variety of other rural pursuits.

DESCRIPTION

Donhead Mill is a delightful period family house which in part is believed to date from the 17th Century with a variety of later additions. Built of mellow stone under a tile and slate roof, it is set

within enchanting riverside gardens beside the upper reaches of the River Nadder with its own mill pool. It is believed that it was last a working mill in the 1950's and is Listed Grade II.

The house opens into a central dining hall with flagstone floor and welcoming inglenook fire place leading to a charming sitting room and study with many period features. On the first floor is an elegant drawing room with pretty views to the north and south ideal for larger family gatherings. The kitchen/breakfast room adjoins the dining hall comprising a sitting area at one end, a good range of bespoke fitted cupboards with limestone worksurfaces, 4 oven oil-fired Aga, separate electric oven and gas hob. From here there is access to the west facing garden terraces. Approached from the kitchen is a large vaulted barn/studio space offering great potential for a variety of uses, subject to obtaining the necessary consents.

The main bedroom suite is on the first floor, an impressive master bedroom with vaulted ceiling, separate dressing area, bathroom and separate WC. Within the main section of the first floor are 4 good bedrooms (1 with en-suite shower) and a family bathroom. A staircase leads up to a further second floor bedroom, where there is permission to add a bathroom / shower room if required. Please see floor plans for room dimensions and layouts.

OUTSIDE

The house is approached from the lane, via painted cast iron gates into a gravelled parking and turning area where there is a timber framed double garage with slate roof. This has power, light and electric heating.

The gardens and grounds are a particular feature of the property with a variety of terraces, well stocked borders and topiary. They

offer a very private and tranquil setting with the upper reaches of the Nadder flowing by.

To the south is a further area of lawn protected by a large shaped hedge. This leads to a walkway beside the edge of the river. To the west is a traditional water meadow which is a haven for wildlife extending to just under 2 acres.

DIRECTIONS (SP7 9EP)

From Tisbury head south past the railway station and under the bridge, taking the first right to Wardour. Follow this road past Wardour School on the left and continue around a sharp left bend. Continue on this road for a further mile into the village and the house will be found on the left hand side.

GENERAL REMARKS & STIPULATIONS

TENURE

Freehold

OUTGOINGS

The property is subject to Council Tax Band G.

SERVICES

Mains water and electricity. Private Drainage. Oil fired central Heating. Wessex fibre broadband.

LOCAL AUTHORITY

Wiltshire Council 0300 456 0100.





FIXTURES AND FITTINGS

Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Rural View.

AGENTS NOTE

Please note there is a short footpath crossing the north west corner of the water meadow.



MAIN HOUSE

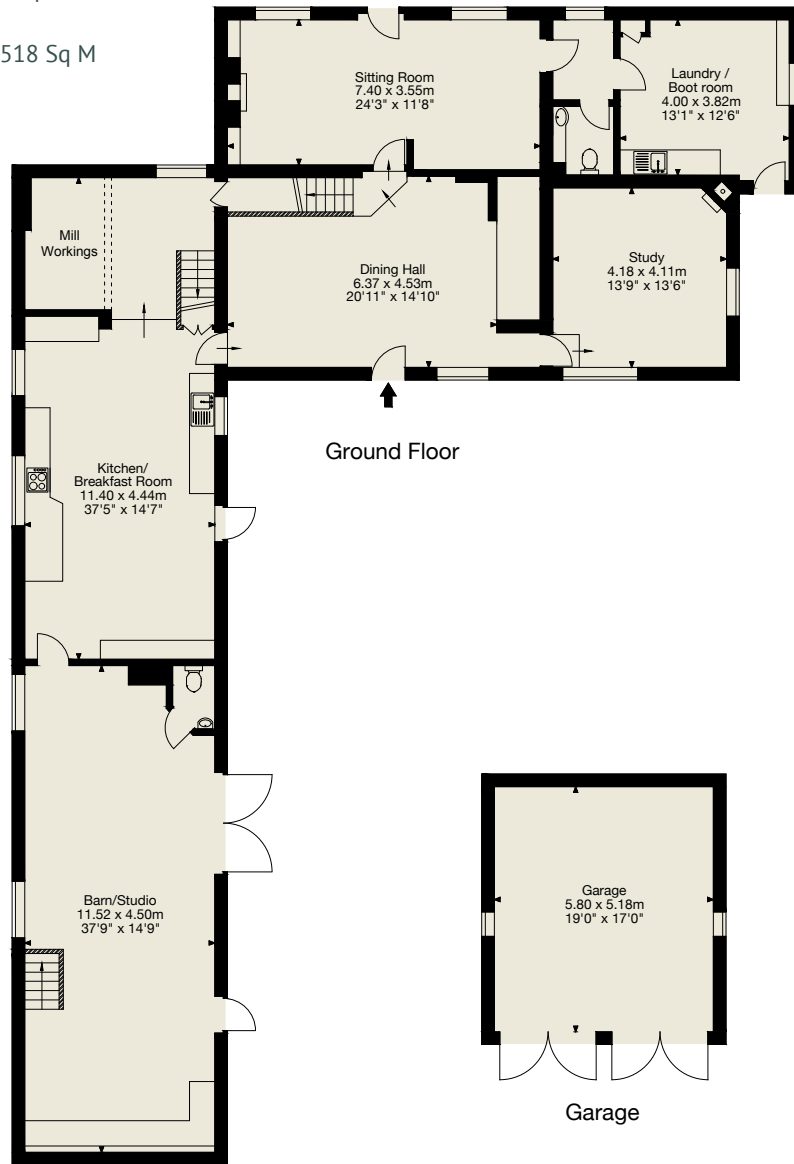
5,252 Sq Ft - 488 Sq M

GARAGE

323 Sq Ft - 30 Sq M

TOTAL

5,575 Sq Ft - 518 Sq M



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