



**RV** RURAL VIEW

Chestnut Hill  
Donhead St Andrew - Wiltshire



Chestnut Hill  
Whitsans Cross  
Donhead St Andrew  
Shaftesbury SP7 9LJ

A most attractive detached Listed period cottage with wonderful gardens, outstanding rural views & a detached annexe with additional living/work accommodation

- Period Character
- Charming Beamed Sitting Room
- Dining Room & Garden Room
- Three Bedrooms & Family Bathroom
- Stylishly Fitted Kitchen
- Annexe with Guest Suite & Studio Room
- Gardens, Parking, Garaging, Office & Store

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

**RV** RURAL VIEW



**Situation** The property is situated in a small rural hamlet known as Whitsans Cross on the edge of the much sought-after village of Donhead St Andrew which is renowned for its pretty houses & cottages, beautiful undulating countryside and excellent dining inn, The Forester. The neighbouring village of 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 is just 4 miles away and has a good choice of shops, supermarkets, & restaurants, a 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 via the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

The property is located within an Area of Outstanding Natural Beauty 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, 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 the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.





**Property** Chestnut Hill is a very pretty, quintessential English country cottage. Believed to date from the mid/late 18<sup>th</sup> Century, this detached Grade II Listed home is built with local stone external elevations under a thatched roof. Over the years it has been improved, altered and extended but still retains its intrinsic period character. The well-presented accommodation offers versatility as to how it can be enjoyed as well as scope to make further changes with planning consent previously given (now lapsed) to extend.

The ground floor comprises a charming sitting room with an inglenook fireplace, bread oven & woodburner, a delightful dining room and a triple aspect garden room. There is also an attractively fitted kitchen, rear lobby and family bathroom with a separate shower on this level. Upstairs there are two double bedrooms and a single bedroom, all enjoying a lovely outlook over the garden.

**Annexe** A particular feature of the property is the striking two storey thatched outbuilding which has a twin car port, a large workshop/store and an office at ground level whilst on the first floor is a good-sized bedroom with an ensuite bathroom and a spectacular family room/studio which is currently used as an office with picture windows giving magnificent views over farmland towards Win Green & Melbury Down.

**Outside** Chestnut Hill is approached via a graveled drive backing onto fields & provides ample parking with areas of lawn, flower borders & a magnificent chestnut tree. The main garden is an absolute delight and has been, superbly landscaped with a series of Gertrude Jekyll style garden 'rooms' divided by a mix of brick walls and yew hedging with well-established borders stocked with an interesting variety of flower, shrub & roses as well as several ornamental and fruit trees. There is also a large area of lawn, vegetable garden, fruit cage, greenhouse, shed and a charming open fronted summer house. The garden is bordered by mature beech hedging providing a feeling of privacy.







**Directions** Heading East along the A30 from Shaftesbury, proceed through Ludwell, continuing down the dip & then up to the top of Brook Hill. Pass a lay-by on the left and the drive to Chestnut Hill is on the right just before the turning to Berwick St John.

From Tisbury proceed South via Ansty to the A30, turn right towards Shaftesbury passing the Ansty PYO and the 1<sup>st</sup> turning to Berwick St John. The drive to the property is on the left just beyond the 2<sup>nd</sup> turning to Berwick St John & the sign for The Talbot Inn.

**Services** Mains water (potential for private water from well) and electricity, private drainage, oil fired boiler for heating and hot water. Night storage heating to the annexe.

**Local Authority** Wiltshire County Council - Tax Band E

### **EPC Energy Efficiency Rating**

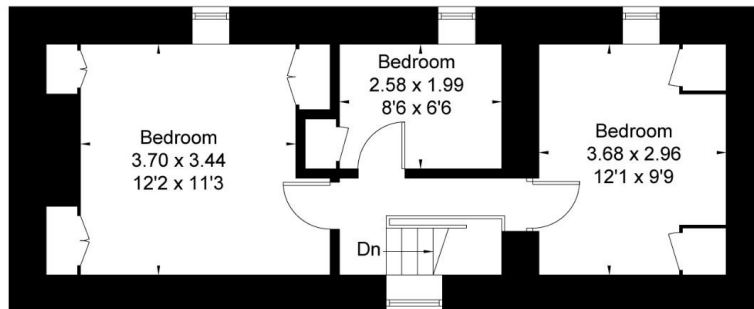
As a Listed property an EPC is not required under the current Regulations.

**Tenure** Freehold



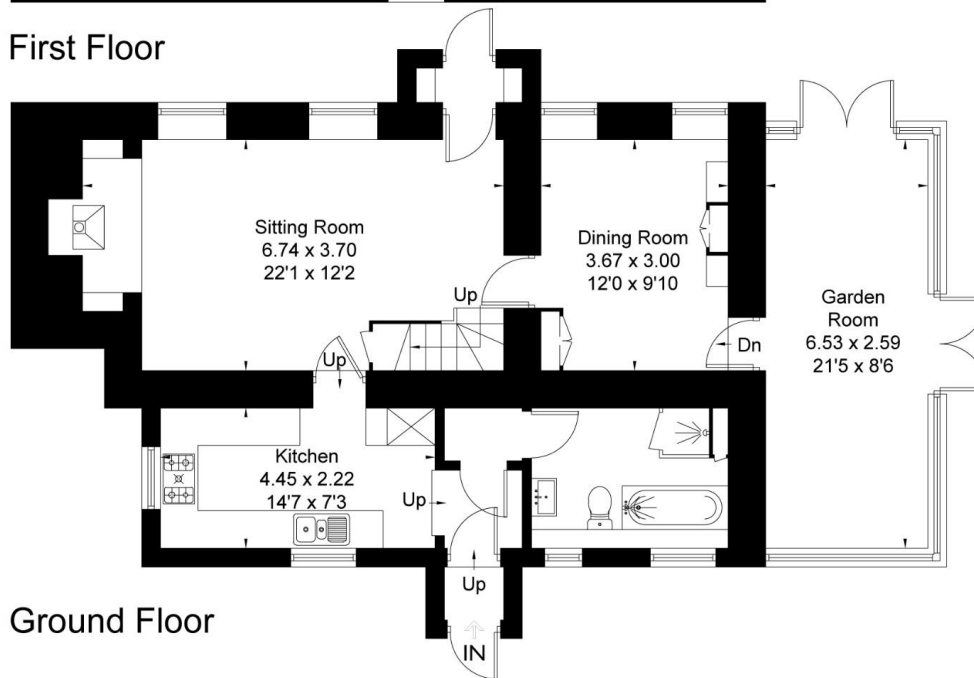
**Notice** Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must 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.

Approximate Area = 129.7 sq m / 1396 sq ft  
 Annexe / Store = 79.0 sq m / 850 sq ft  
 Total = 208.7 sq m / 2246 sq ft  
 (Excluding Carport)  
 Including Limited Use Area (21.5 sq m / 231 sq ft)

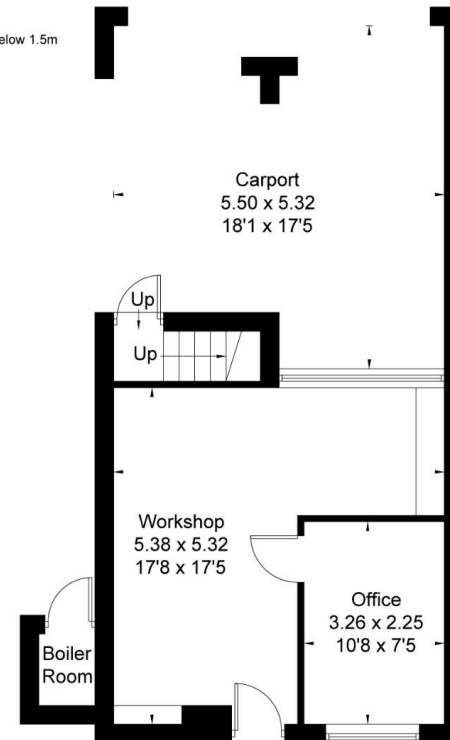


First Floor

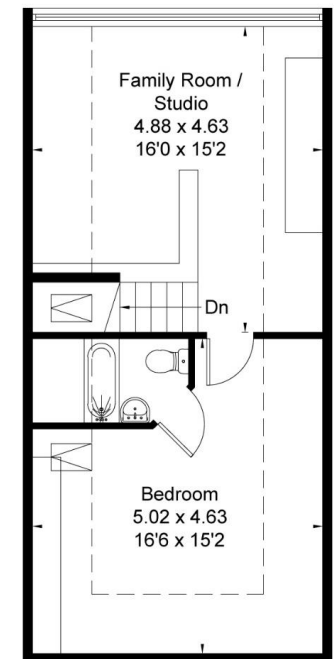
= Reduced head height below 1.5m



Ground Floor



Annexe - Ground Floor  
 (Not Shown In Actual Location / Orientation)



Annexe - First Floor





**RV** RURAL VIEW

[www.ruralview.co.uk](http://www.ruralview.co.uk)