

COWSHED COTTAGE

DONHEAD ST ANDREW, WILTSHIRE

An Attractive 3 Bed Period Stone Cottage, Set In A Highly Desirable Village Location,
Enjoying Far Reaching Views Over Adjoining Pastureland

SITUATION

Tisbury 4.5 miles, Shaftesbury 5.3 miles, Hindon 8 miles (A303) Salisbury 18 miles, London 103 miles

Mainline Train Service: *Tisbury to London Waterloo (110 minutes), Salisbury to Waterloo (90 minutes)*

International Airports: *Southampton 45 miles, Heathrow 91 miles*

Cowshed Cottage is situated approximately 5.3 miles north east of the desirable Saxon market town of Shaftesbury and enjoys an attractive rural setting with far reaching southerly views over adjoining farmland. The property benefits from good communication links with the A303 to the north providing access to the M3 and M5 motorway network. The Cathedral City of Salisbury lies within easy reach to the east with Blandford Forum, Poole and Weymouth to the south (via A350).

Local, Sporting & Recreational Facilities The market town of Shaftesbury provides a good range of services including two supermarkets, a post office, public houses, restaurants, church and a school with more comprehensive shopping, sporting, cultural and education facilities found in Salisbury. Good walking and cycling opportunities abound from the property into the surrounding countryside.

Horsing racing is at Salisbury, Wincanton and Bath. Local hunts include The South & West Wilts, Blackmore & Sparkford Vale and The Portman. Fishing can be enjoyed on the River Nadder nearby on licence via private clubs and organisations.

Education There is an excellent range of both public and private schools in the locality including Sandroyd and St Marys near Shaftesbury, Port Regis at Motcombe, Bryanstone and Clayesmore at Blandford, Sherborne boys and girls with very good state schools at Ludwell and Shaftesbury. For independents see www.isc.co.uk and for state school information see www.dorsetforyou.com.

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Cowshed Cottage is an attractive period cottage, enjoying spectacular rural views over the surrounding Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty.

Constructed of stone elevations under a slate roof, the property extends to some 1,495ft² providing versatile accommodation over a single floor and offers further potential to subject to obtaining the necessary consents.

Approached from a quiet village lane, Cowshed Cottage sits in grounds of approximately 0.6 acres with ample parking for several cars on a private gravel driveway.

The cottage benefits from its own 0.4 acre paddock with separate access and easy to maintain gardens to the south and west elevation, currently laid to lawn.

A particular feature of the property is the raised patio, offering opportunities for al fresco dining.

The accommodation comprises:

- Kitchen/Breakfast room
- Sitting room with wood/coal burner
- 3 bedrooms
- Family bathroom
- W.C
- Paddock
- Gravel driveway with lawned gardens
- In all the property amounts to some 0.6 acres

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Rights of Way There are no known public rights of way across the property. Cowshed Cottage benefits from a right of access over the area shaded yellow on the sale plan.

Fencing The purchaser will be responsible for erecting a stock proof fence between points "X,Y,Z" within 8 weeks of completion.

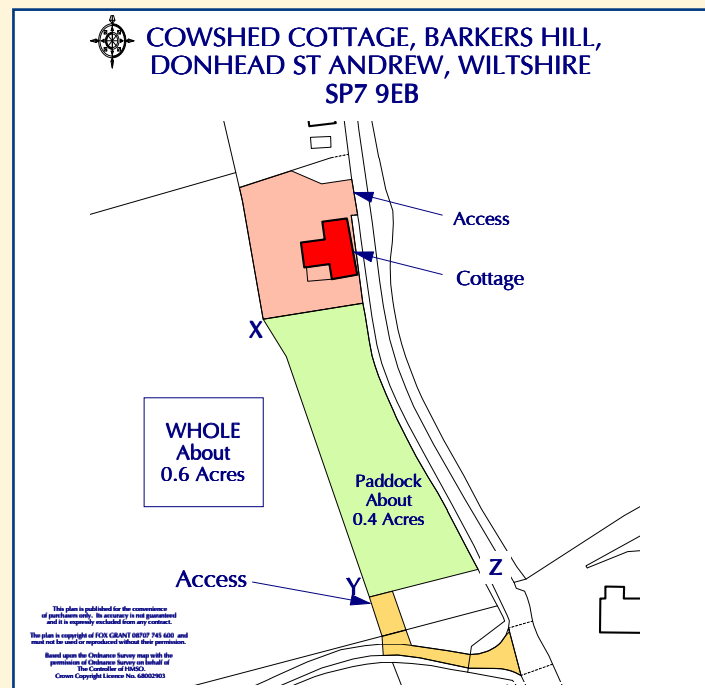
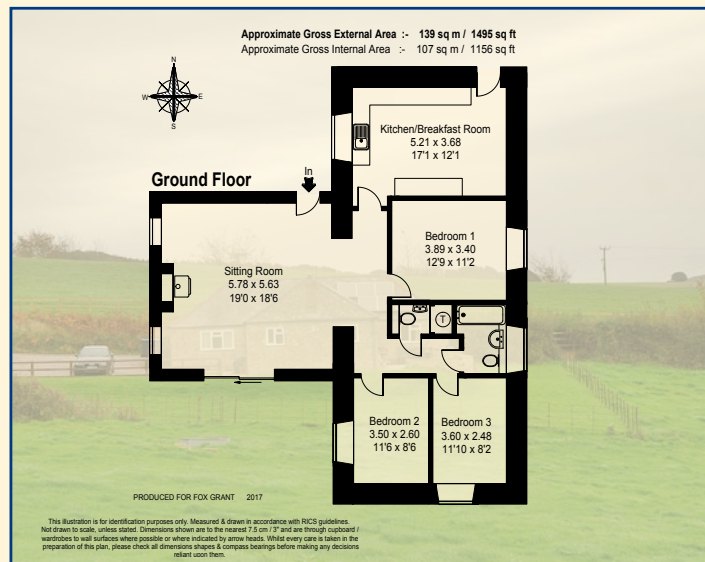
Local Authority Wiltshire Council Tel: 0300 456 0100

Services Mains water and electricity with private drainage to a septic tank. Electric heating with solar panels.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold Freehold and will be sold with vacant possession on completion.

Particulars Prepared in January 2018.



VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact **Adam Field** for further details.



Adam Field

FoxGrant

COWSHED COTTAGE SP7 9EB

DIRECTIONS

From Salisbury head west towards Shaftesbury on the A30. After approximately 15 miles turn right sign posted "The Donheads" and continue, passing the grass triangle on your left. At the next triangle turn left into St.Bartholomew's Street, signposted Semley. Proceed and the property will be found after a short distance on your left hand side as indicated by the agent's sale board.

Postcode SP7 9EB

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& VILLAGE**

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