



2 SUNNYBANK COTTAGES
DONHEAD ST MARY, WILTSHIRE

JACKSON-STOPS 

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A BEAUTIFULLY PRESENTED
AND IMAGINATIVELY EXTENDED
GRADE II LISTED COTTAGE SET WITHIN
DELIGHTFUL VILLAGE SURROUNDINGS.



DISTANCES

SHAFTESBURY 4 MILES

TISBURY 7 MILES

A303 8 MILES

SALISBURY 18 MILES

BOURNEMOUTH AIRPORT 28 MILES

BATH 35 MILES

(ALL MILEAGES APPROXIMATE)

ACCOMMODATION

- Sitting Room/Reception
- Kitchen/Breakfast Room/Dining Room
- Utility Room
- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms with built-in wardrobes
- Shower Room
- Garden
- Garden Shed
- Car Parking

SITUATION

2 Sunnybank Cottages is a delightful greenstone and clay tile roof mid-terrace period cottage, well positioned and set back from the village lane on the Dorset/Wiltshire border. The Donheads (St Mary and St Andrew) have a thriving community with many clubs and societies and two churches. The nearby village of Ludwell has a shop/post office, together with a butcher and primary school and Semley has a village shop, café, primary school and pub. For more extensive requirements there is the hilltop Saxon town of Shaftesbury which has a wide range of facilities including niche retailers, cafes and supermarkets, together with a health centre, small hospital, a library and an arts centre with a small cinema. More comprehensive facilities can be found in the cathedral city of Salisbury. There is a mainline railway station at Tisbury (London Waterloo) and the A303 lies some eight miles to the north giving access to the south-west and London, via the M3.

THE PROPERTY

Imaginatively extended with timber clad elevations and Grade II listed dating from the mid 18th century, 2 Sunnybank Cottages was beautifully renovated throughout in 2018 to a very high standard, retaining original beams and features. The extension works included the addition of a kitchen/dining room and utility room on the ground floor and a principal bedroom and ensuite bathroom at first floor level. Finishes include a bespoke painted timber kitchen and utility room and marble top units in the bathroom and shower room. The ground floor has reclaimed oak herringbone flooring to the sitting room/ reception, limestone flooring to the kitchen and oak flooring to the first floor. Other attributes worthy of mention include a new central heating system, Potterton electric boiler, pressurised water system, controlled by Hive (App and Room Thermostat), full rewire throughout and a new log burner in the sitting room.

OUTSIDE

The property is approached from the lane through a metal gateway with pathway leading to the cottage. The front garden is laid to lawn with well stocked borders with plants and shrubs. The rear garden is accessed through French doors from the kitchen/dining room onto a delightful, reclaimed brick terrace, which rises to a well-stocked and maintained garden with a mixture of trees, shrubs and herbaceous plants. The rear garden has power, water and a new Poultons shed. Parking is located off the lane to the front of the property.

EDUCATION

The area is renowned for its schools, both state and private. These include; Bryanston, Clayesmore, Sherborne School and Sherborne School for Girls. Prep Schools include Port Regis, Sandroyd, Hanford, Bryanston Prep and Clayesmore Prep. There are several primary schools locally including Semley, Wardour and Ludwell and popular secondary schools in Gillingham, Shaftesbury and Salisbury.

SPORTING AND RECREATION

Locally, Donhead Sports Club is a small friendly club which offers many sports including tennis, netball, football and cricket. There is racing at Wincanton, Salisbury and Bath. Golf at Toller Royal, Blandford Forum and Sherborne. Extensive walking, riding and cycling in the surrounding countryside. Water sports are on the south coast.



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TOTAL APPROX. FLOOR AREA

HOUSE: 956 SQ FT / 88.8 SQ M

GARDEN SHED: 42 SQFT / 3.9 SQ M

TOTAL: 998 SQ FT / 92.7 SQ M

PROPERTY INFORMATION

Services: Mains water, electricity and drainage. Electric central heating.

Local Authorities: Wiltshire County Council: wiltshire.gov.uk

Council Tax: Band C

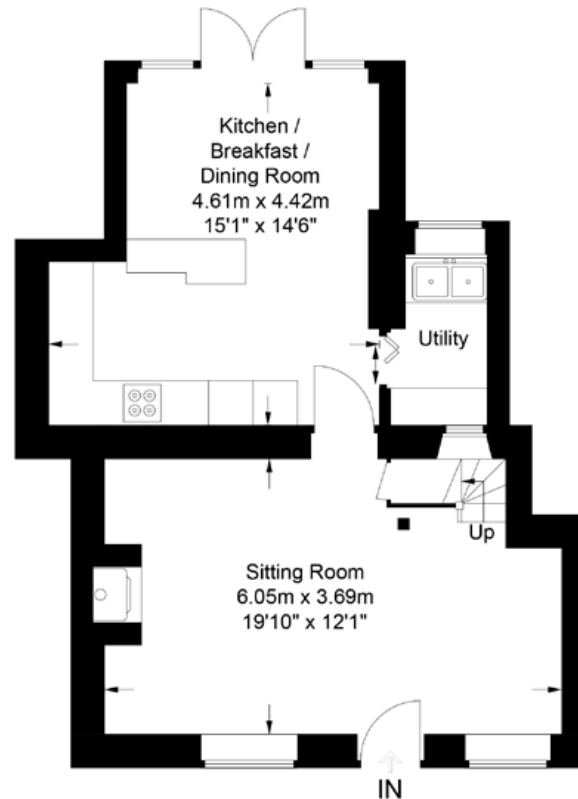
EPC: Band E

Tenure: Freehold with full vacant possession on completion.

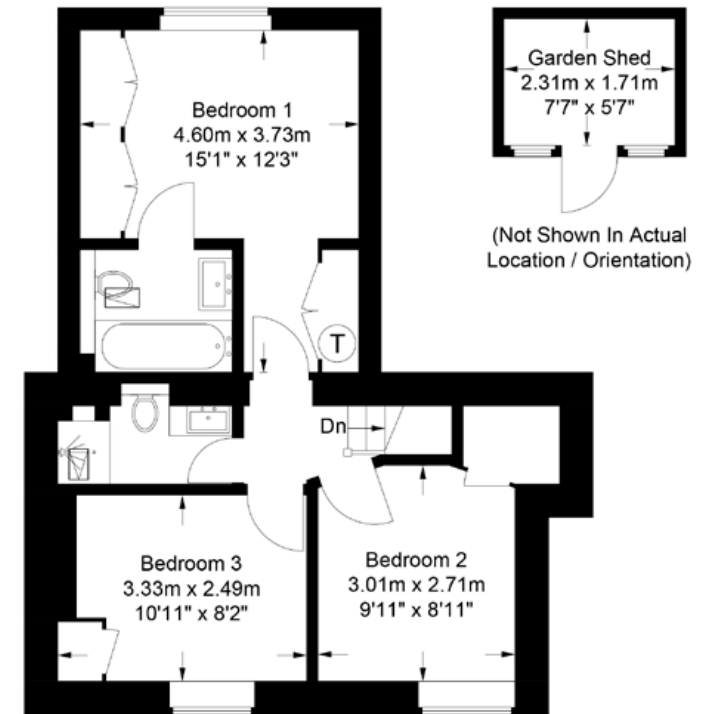
DIRECTIONS (SP7 9DL)

From Shaftesbury, take the A30 east to Salisbury. On reaching the edge of Ludwell, take the first left signed Donhead St Mary. Continue down the hill along Front Horse Hill Lane, continuing onto Church Lane towards Donhead St Mary. Upon entering the village, Sunnybank Cottages are set back from the road on the left-hand side with parking directly in front of the property.

Viewings: Strictly by appointment with the sole agents Jackson-Stops, Shaftesbury, Dorset. Telephone: 01747 850858



Ground Floor



First Floor

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHAFTESBURY

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PROPERTY EXPERTS SINCE 1910