



Rowberry House, Donhead St Andrew, Wiltshire





A **beautifully presented** family home with far reaching views,
in a highly sought-after location.

Summary of accommodation

Entrance hall | Dining room | Sitting room | Drawing room | Cloakroom | Kitchen/breakfast room | Utility | Play room | Pantry | Rear hall
Boot room | WC

Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Five further bedrooms | Bathroom | Shower room | Study

Outbuildings

Workshop | Store | Wood store | Oil store | Open fronted machinery store | Greenhouse

Gardens and grounds

Formal gardens | Courtyard and terrace | Croquet lawn | Paddock

In all about 1.7 acres

Distances

Donhead St. Andrew 1.5 miles, Donhead St. Mary 1.5 miles, Shaftesbury 4.4 miles
Tisbury Station 5.5 miles (London Waterloo 1 hour 50 minutes), Salisbury 17.2 miles
(All distances and times are approximate)



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Situation

Positioned in the picturesque Nadder Valley, on the edge of the Chalke Valley, the charming villages of Donhead St Andrew and Donhead St Mary offer a serene countryside lifestyle with a rich history and community spirit. Donhead St Andrew is home to The Foresters Inn and a beautifully preserved 13th century church.

Nearby, the village of Ludwell (1 mile) has a shop/post office and local butcher. Rowberry House is within easy reach of the vibrant market town of Shaftesbury (4.4 miles), providing a bustling weekly produce market, and Tisbury (5.5 miles), boasting an array of amenities. These include the renowned Messums art gallery, leisure facilities including a swimming pool, a primary school, quaint cafés, unique independent shops, and a supermarket for all your needs.

Tisbury offers convenient rail connections to London Waterloo, making it an attractive location for those seeking a blend of country living and city accessibility, with journey times from under two hours.

The Cathedral city of Salisbury, just over 17 miles east of the house, enriches this area further with its extensive array of shops, dining options, cultural, and recreational activities. Its faster train service to London Waterloo, at approximately 90 minutes, adds to the appeal for commuters or weekend city explorers.

For sports enthusiasts, the area does not disappoint. Salisbury Racecourse and Wincanton offer great days out, while golfers can enjoy diverse courses at Rushmore Park, South Wilts Golf Club, and High Post. Anglers will find the renowned fishing spots along the River Avon, Test, and picturesque chalk streams particularly enticing.

Accessibility is convenient via the A303, connecting residents to the south west and London through the M3, underscoring the area's perfect balance between peaceful countryside retreat and connectivity to major cities.

The area is also renowned for its excellent educational offerings, with a wide variety of both state and private schools including Port Regis, Sandroyd, Clayesmore, and Bryanston, among others. This ensures that families have outstanding choices for their children's education, from preparatory years up to secondary level.





Rowberry House

Nestled at the end of a private drive, the attractive stone façade of this delightful country house and the approach that sweeps through the grounds set the tone for the elegant proportions and meticulous attention to detail within. Upon arrival, the attractive architecture catches the eye, complemented by large windows and a central front door. The windows, all recently upgraded to double glazing by the current owners, ensure a blend of modern efficiency with timeless aesthetics.

The entrance to this home is via a charming stone pathway, leading to a wide entrance hall adorned with antique wooden floors—a nod to the craftsmanship found throughout. To the left, the sitting room welcomes with its cosy wood burner, built-in shelving, and beautiful arched doors, crafting a perfect setting for relaxation and conversation. Adjacent lies the large drawing room, bathed in natural light from the stunning bay window and boasting an ornate fireplace that serves as the room's focal point.

On the opposite side of the entrance hall, the dining room stands ready to host guests and family, while the heart of the home unfolds in the kitchen/breakfast room. This space is anchored by a Falcon range with a gas hob, and space for informal dining surrounded by attractive doors that open onto a sunny courtyard and an evening terrace. Here, outdoor entertaining comes to life against the backdrop of southerly views over the verdant countryside.

The home's practical features, including a utility room with flagstone floors, wine cellar, play room/TV room, back hall, larder, cloakroom, boot cupboard and second staircase, ensure daily life flows smoothly.

Ascending the stairs from the main hall, the first floor reveals seven beautifully appointed bedrooms and a study that can serve as an additional bedroom if needed. The principal bedroom, with its double aspect and newly refurbished en suite shower room, offers an idyllic space. Three guest bedrooms, one with an en suite bathroom and working shutters, alongside three additional bedrooms, accommodate family and guests with ease, all while offering stunning views of the surrounding countryside of close up wheat fields and high rolling hills.



Approximate Gross Internal Floor Area

Main House = 470 sq m (5,057 sq ft)

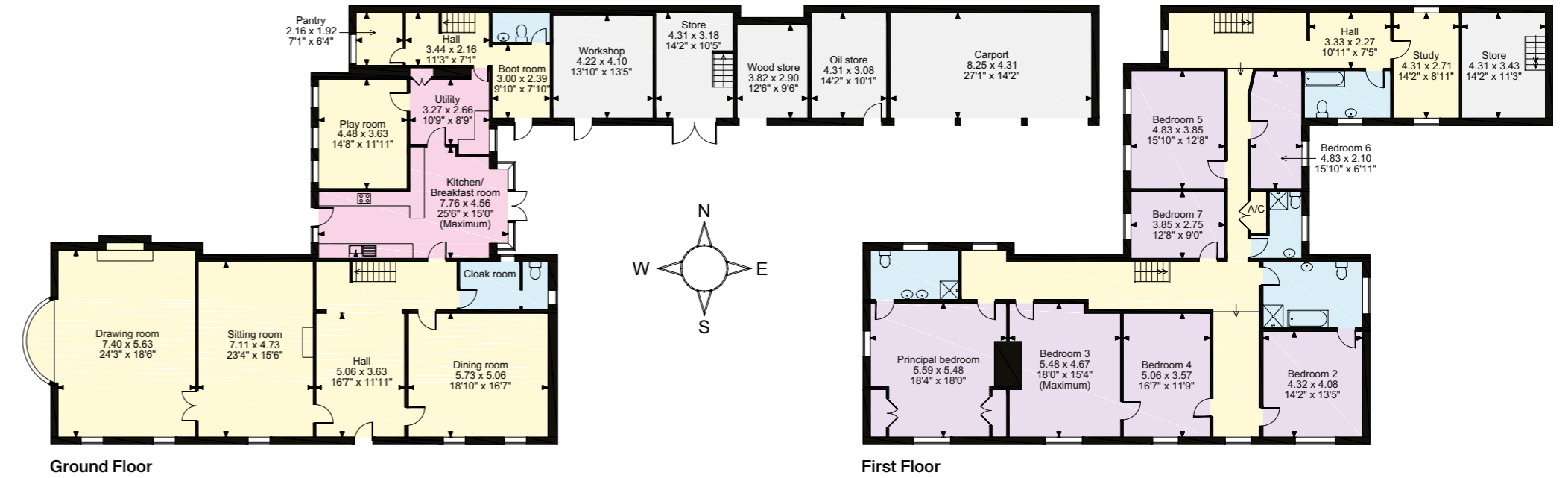
Carport = 36 sq m (383 sq ft)

Outbuilding = 71 sq m (767 sq ft)

Total = 577 sq m (6,207 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens, grounds and outbuildings

Outside, a collection of outbuildings, including a workshop, tractor shed and storage facilities, provide ample space for hobbies and storage, one building with potential for conversion subject to obtaining the necessary planning consents.

The gardens, a testament to the property's charm, feature an abundance of planting undertaken by the current owners including Beech, Lime, Oak, Cherry and Elm trees and mature Copper Beech hedges, mature roses and climbers.

There is a paddock, greenhouse, and even a cricket net for the sporting enthusiast. At the front of the house, a croquet lawn and surrounding gardens offer a tranquil setting for outdoor enjoyment. The gardens extend to approximately 1.7 acres.

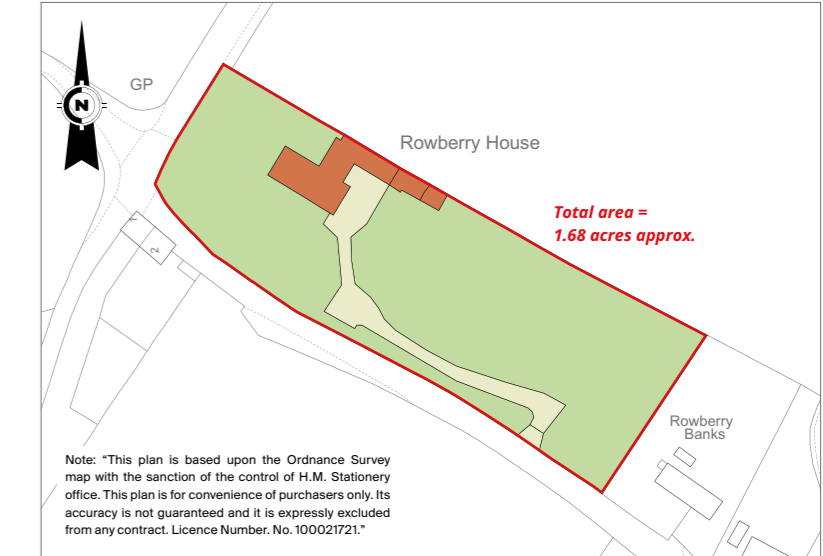
Services

- Oil fired central heating
- Mains water and electricity
- Private drainage



Property information

- Tenure: Freehold
- Local Authority: Wiltshire Council
- Council Tax: Band H
- EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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