



ANSTY

Boatwrights
Estate Agents



HOLLY HOUSE

Ansty Coombe Lane, Ansty,
SP3 5PZ

Summary Of Accommodation

Detached House in Popular Nadder Valley Village
| Stunning Views Across the Neighbouring
Fields | Immaculately Presented both Inside and
Out | Spacious Kitchen / Breakfast Room, Plus
Additional Dining Room | Large Sitting Room with
Wood Burning Stove | Downstairs Shower Room,
Plus Utility | Three Bedrooms Served by Family
Bathroom | Balcony to Main Bedroom Looking
Over Neighbouring Fields / Woodland | Gardens to
Front and Side | Double Garage, Ample Parking and
Additional Outbuildings | EPC: D

The Property

Coming to the market for the first time since new, this beautifully cared for home, located on the edge of Ansty, in a desirable, tucked away location, with stunning countryside views.

The immaculately presented accommodation includes, on the ground floor a welcoming entrance hall, kitchen/breakfast room, with additional utility room, separate dining room, large sitting room with wood burning stove, downstairs shower room and toilet. Again leading off the entrance hall is a small room, which is currently being used as a study.

On the first floor there is a large landing providing room for an open study, three bedrooms, all with built in storage and a balcony accessed from the main bedroom, looking out onto the neighbouring field and woodland behind.

Externally the property has a detached double garage, further outbuilding providing ample storage, a garden shed/workshop, off road parking for several vehicles and stunning private gardens.





Location

The village of Ansty is mainly within the Cranborne Chase conservation area, set within the area of outstanding natural beauty. It sits at the centre of beautiful rolling countryside with extensive walking. The village is steeped in history and has the beautiful 13th century St James Church and the Ansty Maypole one of the tallest in the country, that could well have been in existence since Saxon times; where May Day has been celebrated virtually every year.

Ansty village is located 2 miles south of the larger village of Tisbury which has an excellent range of facilities; 7 miles north-east of Shaftesbury (Dorset) and 14 miles south west of the cathedral city of Salisbury. The area is well known for the excellent Chalke Valley History Festival, and exhibitions at Messums Wiltshire (Tisbury), Hauser & Wirth (Bruton) and Hatch House Ballet. There are a number of good local public houses nearby with the Royal Oak at Swallowcliffe. There are many excellent state and independent schools within easy reach.

Trains: Tisbury (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins).

Outside

The property is accessed via a quiet country lane where you enter a sweeping driveway laid to gravel, leading up to the outbuildings, including a detached double garage with two up and over doors and power, along with parking for several vehicles.

The pristinely kept gardens wrap around the property with an array of colourful planting surrounded by areas of lawn, all bordered with mature hedging giving a very private feel throughout.

The garden is enclosed to all sides and can be accessed from doors in the kitchen/breakfast room, sitting room and utility.

Services: The property is connected to mains water and electricity. Drainage is in the form of a sewage treatment plant. There is oil fired central heating, as well as a recently fitted wood burning stove in the sitting room. This wood burning stove is fitted with a back boiler, which will supplement the central heating and hot water, reducing energy costs.

Local Authority: Wiltshire Council, Band F.

Tenure: Freehold





Approximate Floor Area = 217.0 sq m / 2336 sq ft



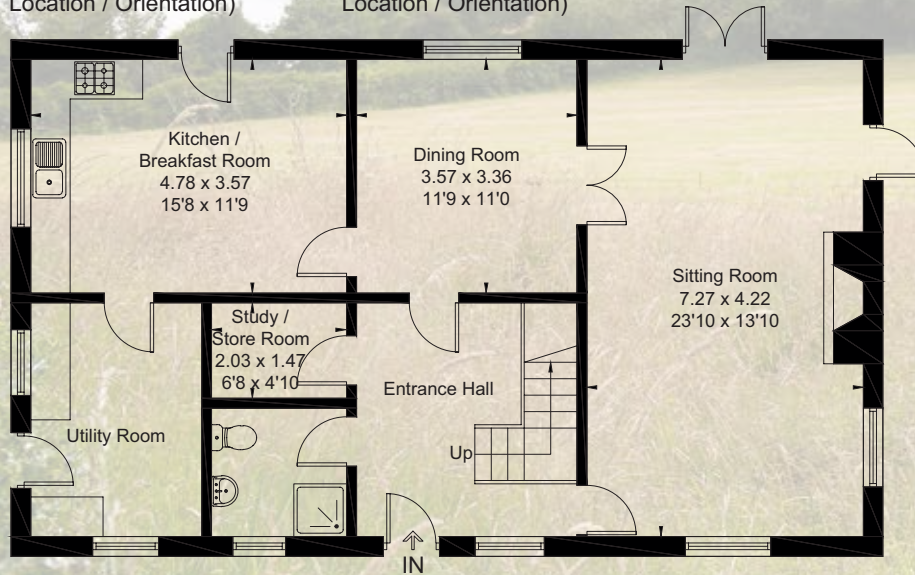
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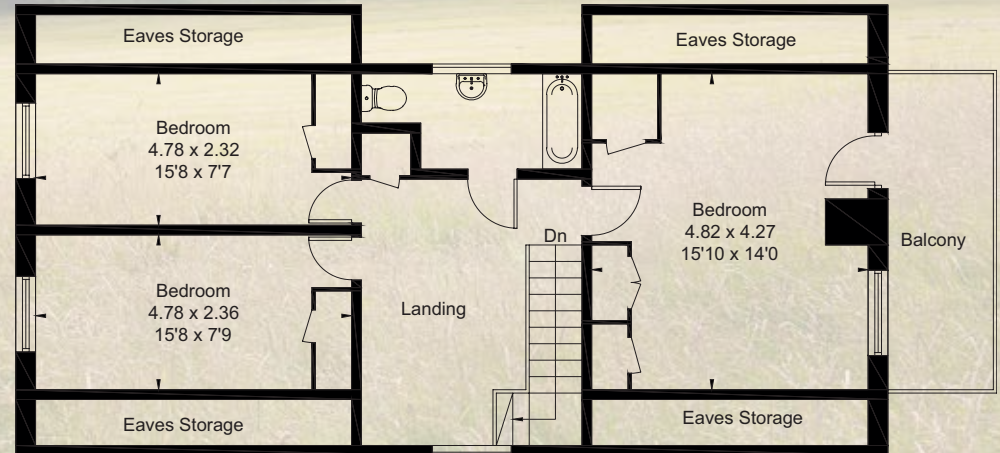
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Ground Floor



First Floor

Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. 4th July 2024

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