



**Barkers Hill**

**Guide Price £875,000**

## Barkers Hill, The Donheads, Wiltshire SP7 9BH

- An Exceptional Village Home On Wiltshire / Dorset Border
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms Including Newly Constructed Hobby / Garden Room
- Over 2500 Sq. Ft. Of Flexible Accommodation ·Highly Regarded Rural Area
- Stunning Gardens & Sun Terrace ·Superb Countryside Views
- Driveway Parking & Integral Garage ·EPC: D (Awaiting Upgrade)

### LOCATION

Barkers Hill is an sought after location situated between Semley and Donhead St Andrew within the boundary of Cranborne Chase national Landscape. The picturesque and idyllic Wiltshire village of Donhead St Andrew is found just north-east of Shaftesbury. Donheads (St Mary and St Andrew) have an excellent community spirit and also benefit from many clubs and societies. The area boasts three churches (in a benefice of six) and a superb Public House, The Foresters. The nearby village of Ludwell has an award-winning Butcher, village stores and a Post office, whilst Semley has its own Village Stores with Compton Macrae and its facilities nearby. Further options are available in hilltop town of Shaftesbury and the well-equipped village of Tisbury (with dental and GP practises).

Donhead St Andrew lies between 3 counties and offers arguably some of the best uninterrupted views of unspoiled countryside views in Wiltshire. Tisbury 4.5m, Salisbury 18.5m, Shaftesbury 5m. Trains to London Waterloo: Tisbury (110 mins), Salisbury (85 mins).

### DESCRIPTION

Welcome to Falcons. A unique, interesting and bespoke built 1997 home located within the ever-popular area of The Donheads on the Wiltshire / Dorset border. Heavily improved by the current owner, the property has seen significant upgrades within its energy usage as well as a single storey extension to the south elevation. Now offering over 2500 sq.ft. of flexible accommodation arranged over two floors within a split-level fashion, Falcons offers an array of living spaces that are presented in a homely fashion. The main accommodation comprises two reception rooms, four bedrooms, two bathrooms, a welcoming kitchen/dining room, a utility room, storeroom and integral garage. Exceptional storage space and triple glazed windows throughout.



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## OUTSIDE

Externally, Falcons continues to impress with an attractive, garden consisting of established lawn, specimen trees, mature shrubbery and vibrant, colourful planting. A lower Courtyard leads off the storeroom, planted with fruit trees.

In addition, the garden offers a beautiful countryside view that can be enjoyed throughout the seasons as well as a perfectly placed sun terrace to entertain and dine alfresco.

At the front of the property is ample off road, driveway parking as well as an integral garage with power and lighting.

## SERVICES

The property is connected to mains electricity, water, sewage, and drainage. The house is run on electricity (no oil). This is amplified by solar panels + battery storage, together with thermodynamic hot water/heating (SAHP) and electric radiators (Climastar). In addition, there is a new wood burner in the main sitting room and additional roof insulation combined with Airex Ventilation/Heat Conservation.

## LOCAL AUTHORITY

Wiltshire Council, Band E.

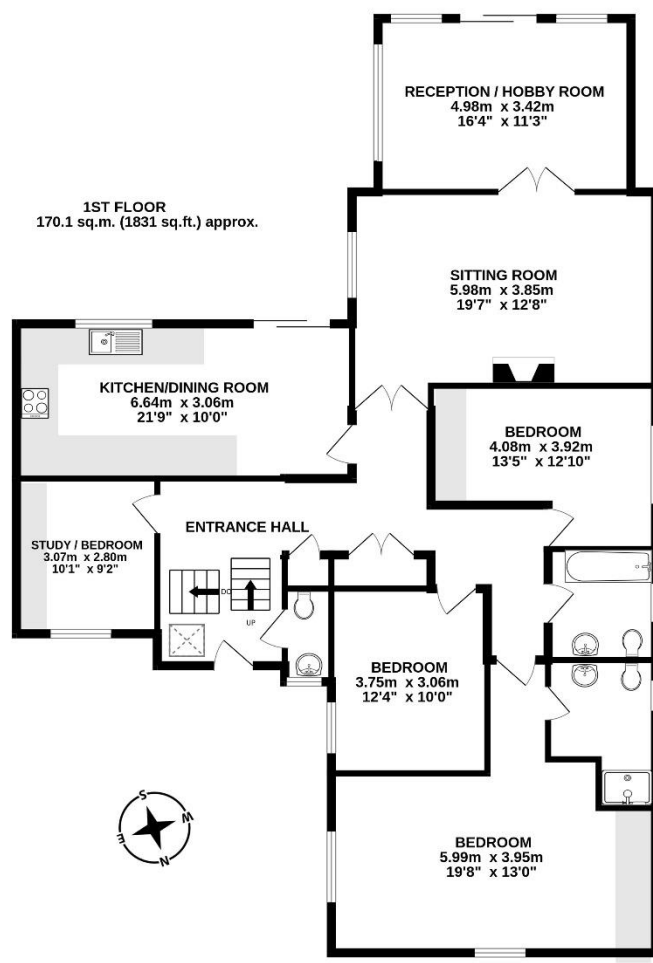
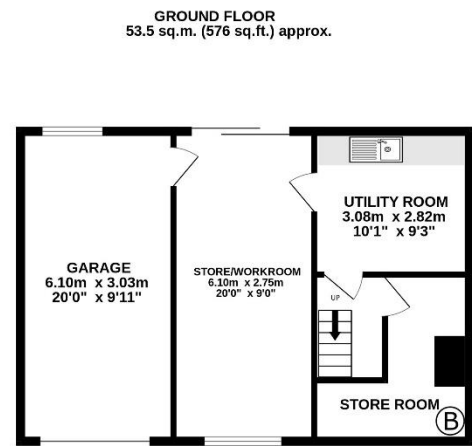
## TENURE

Freehold

## VIEWINGS

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**TOTAL FLOOR AREA : 223.6 sq.m. (2407 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk