



Higher Coombe

£525,000

Higher Coombe, Donhead St. Mary, Wiltshire, SP7 9LS

- **Detached Home in Sought After Hamlet Offering Over 1500 Sq. Ft. Of Accommodation**
- **Four Bedrooms & Two Bathrooms** • **Stunning Countryside Views**
- **Dual Aspect Sitting Room** • **Conservatory** • **Private, Well Maintained Gardens**
- **Off Road Parking & Garage / Outbuilding** • **EPC: D.**

DESCRIPTION

Originally constructed in c.1970, Rowans presents a nicely balanced, neatly presented home offering over 1500 sq. ft. of flexible accommodation. Situated within the sought after Hamlet of Higher Coombe, Rowans presents an idyllic countryside home on the Wiltshire / Dorset boarder. Comprising an entrance hall, kitchen/breakfast room, dual aspect sitting room, downstairs shower room, conservatory, four bedrooms and a main bathroom this home is one not to be missed.

LOCATION

Rowans is set in a magical position within the hamlet of Higher Coombe which is a short distance from Shaftesbury. The immediate area is well regarded as being an extremely pretty part of countryside on the Wiltshire/Dorset border with a huge variety of wildlife and differing landscapes. There are several bridleways and footpaths accessed locally offering the most wonderful walking. Nearby Donhead St. Andrew has an award-winning pub, The Foresters and the close village of Ludwell has a brilliant butcher, village stores, farm shop, post office and a further popular pub, The Grove Arms.

Shaftesbury, a few minutes' drive, has an excellent weekly produce market, hotel, restaurants, The Shaftesbury Arts Club and numerous other everyday amenities. There are a number of excellent schools within reach including Sandroyd, Port Regis, Hazelgrove, Clayesmore, Sherborne, Bryanston, Milton Abbey and Downside. Hunting is with the South & West Wilts. Racing at Salisbury and Wincanton. Golf at Rushmore and South West Wilts.

The A303 is 5 miles away giving fast access towards London and the South West and nearby Tisbury has a mainline railway station with services to London Waterloo



TENURE

Freehold.

SERVICES

Mains water and electricity are connected to the property as well as an oil fired central heating system.

Drainage is in the form of a septic tank.





OUTSIDE

To the front of the property is ample off-road parking for several vehicles with some of it being covered. At the rear of the driveway is a single garage with offers power and lighting. In addition, historically, the garage has been granted Planning Permission to be converted to an Annexe. We are however aware that this Permissions has expired.

The gardens wrap around the house and are mainly laid to lawn with mature shrub borders and feature planting.

One of the main features of this superb property are the simply stunning countryside views over neighboring farmland that can be enjoyed throughout the seasons.

LOCAL AUTHORITY

Wiltshire Council, Band E.

AGENTS NOTE

The seller would like to make potential purchasers aware that the property sits within the AONB (AREA OF OUTSTANDING NATURAL BEAUTY), within an elevated position.

VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859 359. www.boatwrights.co.uk.



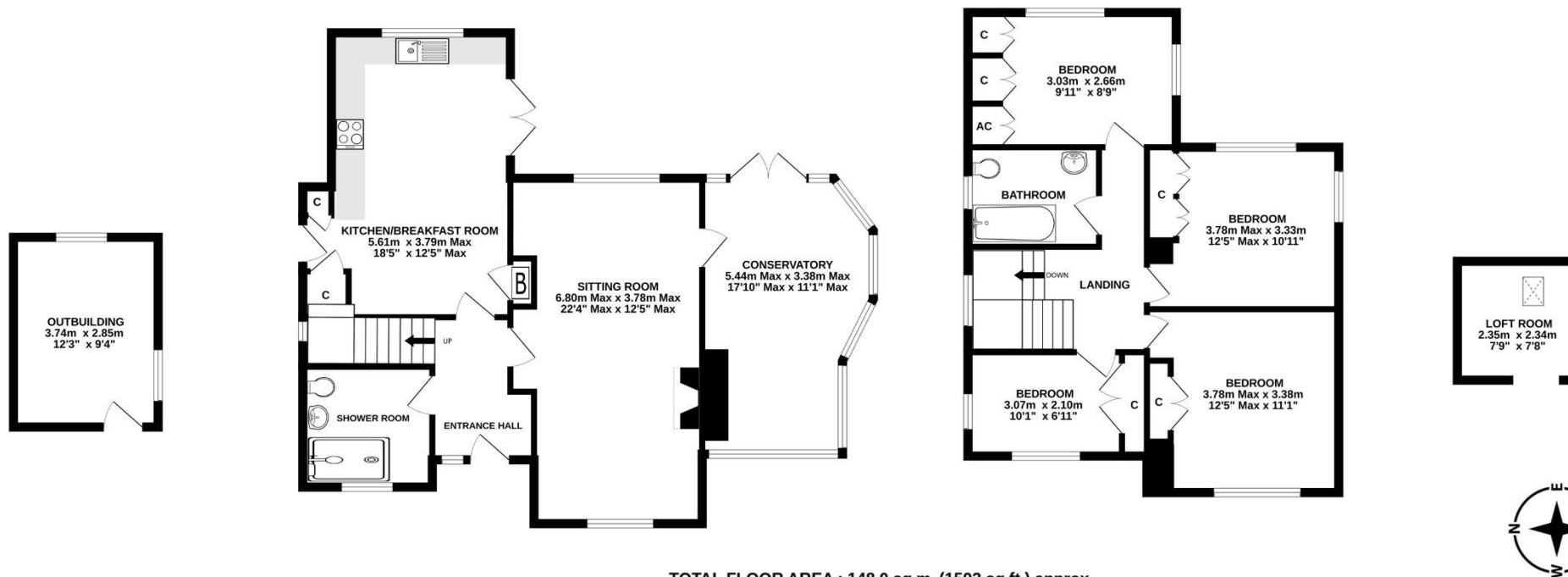


OUTBUILDING
10.7 sq.m. (115 sq.ft.) approx.

GROUND FLOOR
74.3 sq.m. (806 sq.ft.) approx.

1ST FLOOR
57.5 sq.m. (617 sq.ft.) approx.

LOFT ROOM
5.5 sq.m. (59 sq.ft.) approx.



TOTAL FLOOR AREA : 148.0 sq.m. (1593 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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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.

04 June 2024