



**Donhead St. Andrew**

**Guide Price £865,000**



Mereworth, Mill Lane, Donhead St. Andrew, Wiltshire SP7 9EF

- Deceptively Spacious Home Within Picturesque Village On Wiltshire/Dorset Border
- Idyllically Situated In No Through Lane Within The Village Centre
- Approx. 3000 Sq. Ft Of Flexible Living Accommodation
- Four Bedrooms & Two Bathrooms Including Main Room With Ensuite & Dressing Room/Fifth Bedroom
- Three Reception Rooms & 21ft Long Conservatory
- Comprehensive Home Office Space
- Stunning South Facing, Enclosed Gardens
- Attractive Sun Terrace Ideal For Entertaining
- Ample Off Road Parking & Double Garage With EV Charging Point
- EPC: D

### THE PROPERTY

Welcome to Mereworth. Set in a no-through lane within the heart of Donhead St. Andrew, this wonderfully spacious and flexible 4-bedroom house is designed for practical life and easy entertaining. The current owners have made thoughtful improvements over the years to create a warm, low-maintenance property filled with natural light. With an extensive level of accommodation space, this home could support all manner of needs including multi-generational living if required.

### OUTSIDE

Outside, the garden is mature, colourful and completely secluded, ideal for families, dog owners and keen gardeners. A wide sun terrace spans the back of the house, perfect for alfresco dining, with views across the lawn, flowering borders, and a peaceful pond with fountain. The other side garden has, a greenhouse, and raised beds, while the front garden is framed by roses and rhododendrons. The rear garden is dog-proof with fencing under warranty, and enjoys sun throughout most of the day, with shaded spots for comfort. Two sheds, a summer house, and a large double garage provide excellent storage options. The garage includes electric doors, its own fuse box, and an EV charging point under the lean-to. The driveway parking area is generous, with space for at least six vehicles. The entire plot offers a secure and welcoming outdoor space, well suited to both everyday life and summer living.



### SERVICES

Mereworth is connected to mains electricity, water and drainage.

There is also an oil-fired central heating system as well as a cosy wood burner in the sitting room.

### LOCAL AUTHORITY

Wiltshire Council, Band G.







## LOCATION

Donhead St. Andrew lies between Tisbury, with its independent shops and galleries and main line station to Waterloo (1hr 45 mins) and the South West, and the ancient hilltop town of Shaftesbury.

Mereworth is situated within The Cranborne Chase Natural Landscape offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away. Donhead St. Andrew has an award-winning pub, The Foresters (closed currently, but likely to re-open) and the nearby village of Ludwell has a 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, hotels, restaurants, The Shaftesbury Arts Club and numerous other amenities. The A303 is 5 miles away giving fast access towards London and the South West.

## TENURE

Freehold.

## VIEWINGS

Strictly by appointment, only with Boatwrights in Tisbury.  
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## Mill Lane, Donhead St. Andrew, Shaftesbury, SP7

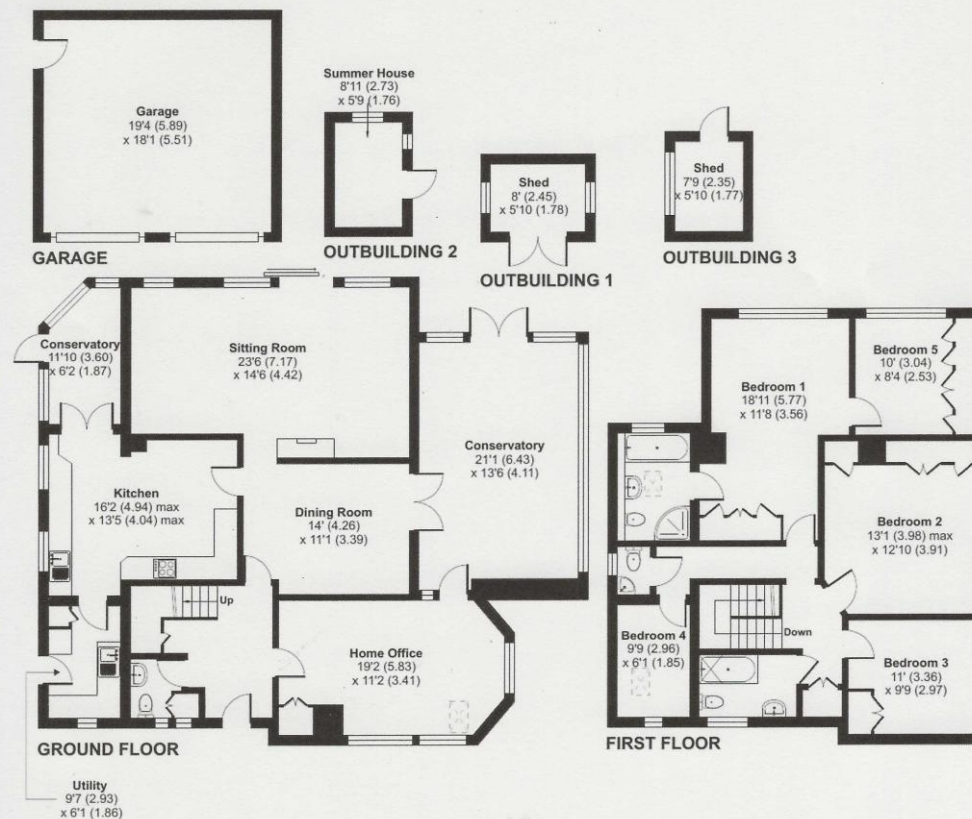
Approximate Area = 2492 sq ft / 231.5 sq m

Garage = 349 sq ft / 32.4 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 2985 sq ft / 277.2 sq m

For identification only - Not to scale



### 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.

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