



# MILL RACE HOUSE

DONHEAD ST. MARY, WILTSHIRE, SP7 9DS

Boatwrights  
Estate Agents







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## Summary Of Accommodation

- Modern & Contemporary Amazing Home Within Nadder Valley Village
- A 'One Of A Kind' Residence
- Over 4,500 Sq Ft Of Stunning Accommodation Finished To An Exceptional Standard
- Jaw Dropping Open Plan Kitchen/Dining Living Space Perfect For Entertaining
- Six Bedrooms & Four Bathrooms
- Picturesque, Tranquil, Manageable Gardens
- Double Garage
- Off Road Parking For Several Vehicles
- No Onward Chain
- EPC: B
- Designed and Built by Award Winning Architects & Builders
- 10 Year Build Warranty

## The Property

Welcome, to the simply amazing, Mill Race House.

Located within the beautiful South Wiltshire Village of Donhead St. Mary, this modern, spacious, elegant home offers something for everyone.

Built in 2023, this superb home offers a perfect blend of stunning, bespoke accommodation, countryside living and energy efficient construction.

The focus point of the house is the staggering open plan living space incorporating the kitchen and dining area. The tailored kitchen is of the highest quality and the overall feel of the room is something that can be enjoyed every single day of the year.

Everywhere you look the attention to detail is simply wonderful and the level of quality is very special indeed.

Upstairs are six excellently sized bedrooms and four beautifully appointed bathrooms.

An integral double garage is present as well as a gym/workshop, utility and welcoming glass entrance.







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### Location

Donhead St. Mary 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. Mill Race House is situated within The Cranborne Chase Natural Landscape offering enormous potential for walking, riding, and cycling, with the Chalke Valley a short drive away. The local area is also blessed with numerous high-quality Pubs and eateries.

Shaftesbury, a few minutes' drive, has an excellent weekly produce market, hotels, restaurants, The Shaftesbury Arts Club and numerous other amenities. The A303 is just 5 miles away giving fast access towards London and the South West.

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### Outside

The gardens at Mill Race House offer a peaceful, private and easily maintainable outside space than can be enjoyed throughout the seasons.

An established lawn is present that wraps around the property providing an excellent area that can be kept with minimal maintenance.

A charming and attractive view of the neighbouring countryside can be observed at the rear of the property as well as a unique front row seat of the Deer Park.

In addition are two spacious Sun Terraces ideal for entertaining and dining alfresco.

A double garage located to the front of the property offers power, lighting and an electric doors.

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**Tenure:** Freehold

**Services:** Mill Race House offers an energy efficient Air Source Heat Pump as well as being connected to mains water, drainage and electricity.

**Local Authority:** Wiltshire Council, Band G

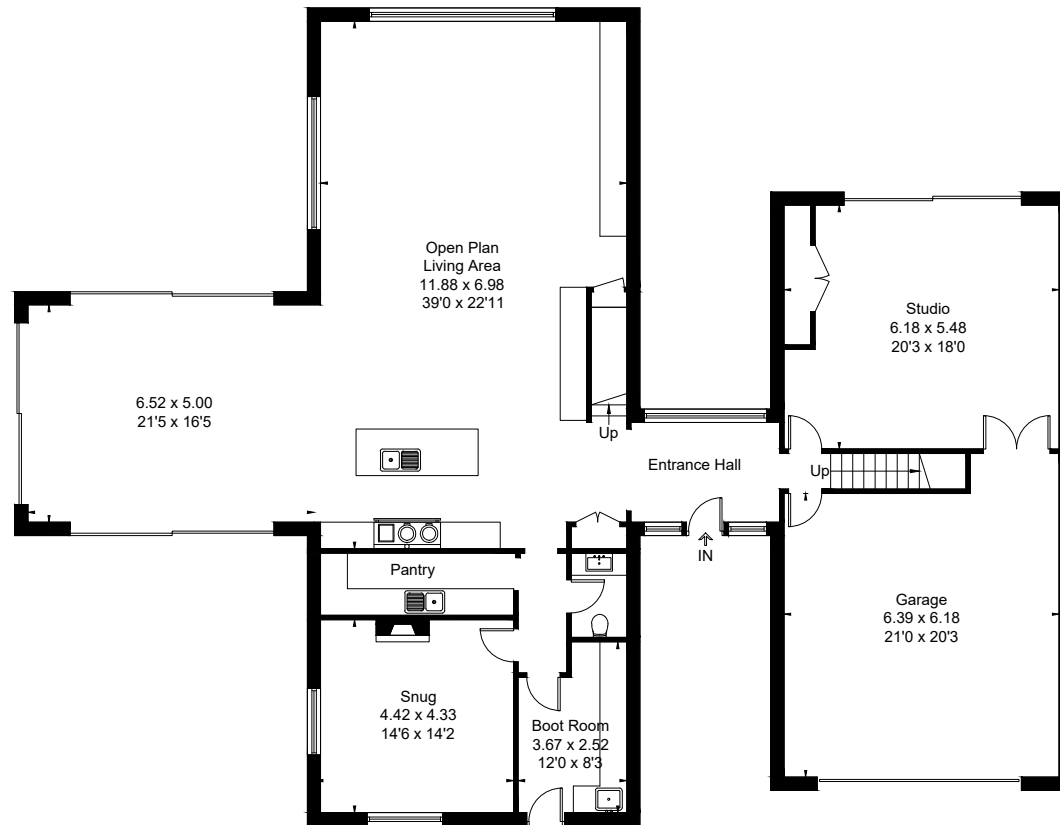
**Viewing:** Strictly by appointment only with Boatwrights in Shaftesbury. 01747 213 106. [www.boatwrights.co.uk](http://www.boatwrights.co.uk)



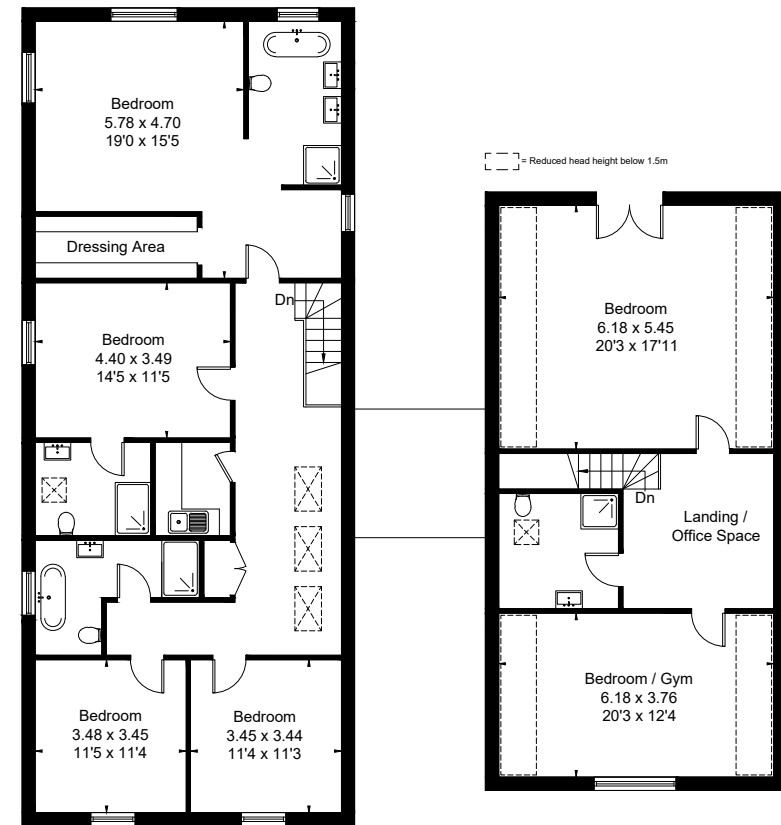




Approximate Floor Area = 446.4 sq m / 4805 sq ft



Ground Floor



First Floor



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**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. 3rd September 2025