

# Long Copse

Donhead St Mary, Wiltshire





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# An impressive and substantial modern country house in a private woodland setting with about 11 acres

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Long Copse, Higher Coombe, Donhead St Mary, Shaftesbury, Wiltshire SP7 9LR  
Shaftesbury 1.8 miles, Tisbury mainline station 5.0 miles, A303 7.7 miles, Salisbury 17.0 miles,  
Frome 22.7 miles, Bath 33.6 miles

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## *Features:*

21' x 19' Double-height reception hall | Drawing room  
Library | Media room | Dining room | Fabulous kitchen/  
breakfast/living room | Boot room | Cloakroom with shower  
Utility room | Principal bedroom with en suite bathroom  
room and separate dressing room, and balcony | 4 Further  
bedrooms, 2 with shared en suite bathroom | Family bath/  
shower room

Double garage and separate outbuilding | Fully automated  
wood pellet boiler with 5-tonne store

Hard surface floodlit tennis court | Formal gardens  
Woodland

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About 11.10 acres in all









### *The property*

This spectacular former Art Deco house was fully modernised in 2014 to create a particularly light and airy family home. It enjoys high ceilings and extremely well-proportioned rooms throughout. All rooms boast views over the surrounding gardens and grounds, making this a truly private and secluded setting for a country house.

The accommodation is set over 2 floors and extends to over 4,400 sqft making this a superb family home. On entering the house, one is greeted by a stunning reception hall with its beautiful solid oak floor and matching suspended staircase with glass sides. From the hallway, doors lead through to all the main rooms making this a fantastic house to entertain in and perfect for everyday living. The kitchen/breakfast room boasts an ergonomically designed fitted kitchen with integrated appliances and an Everhot, and a superb ceramic tiled floor beneath. Bi-fold doors open out to the rear sun terrace at one end, whilst a long well fitted utility room and boot room are to the other and a door that leads through to the media/home office room. The sunken drawing room is a most elegant room featuring a raised open fireplace, a hidden wet bar and steps up to the library, which features extensive fitted bookcases. To complete the ground floor reception rooms, a large dining room that can comfortably sit 12 guests is accessed both from the breakfast area (through a pair of bookshelf secret doors) or from the main hall. It should be noted that underfloor heating runs through the main hall, kitchen, boot room, cloakroom, media room and dining room whilst the house also benefits from a powerful internal vacuum system as well as ceiling speakers to the kitchen, dining room and main bedroom and bathroom.

The landing to the first floor is almost an extension to reception hall where, once again, one enjoys a real sense of bright and airy space, which gives access to all the bedrooms, which one can note from the floor plan. All bedrooms are of double size with the principal bedroom

taking centre stage with its spacious en suite bath and shower room, laundry chute, separate dressing room and lovely balcony.

### *Gardens and grounds*

Long Copse is approached via a long, private tree lined track driveway which opens out in front of the house where parking for numerous cars can be found. Wonderful gardens abound the house and feature a magnificent array of mature trees, shrubs, Rhododendrons bushes and hedgerows. There is a large lawned garden to the rear with an extensive paved sun terrace running across the back of the house, whilst to the western side lies further gardens and the enclosed floodlit hard surface tennis court. Much of the woodlands the house enjoys lie either side of the driveway, whilst a further copse of woodland lies to the southern side creating a most secluded plot. To the front of the house is a double garage and a useful outbuilding incorporating a wood store, boiler room and workshop.

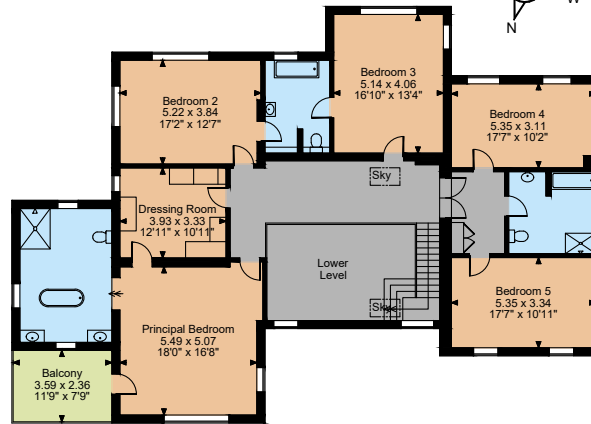
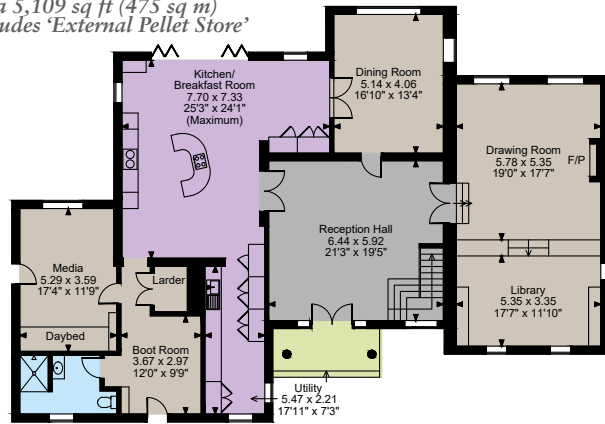
The property is situated on the outskirts of the historic market town of Shaftesbury and close to the sought after village of Donhead St Mary. Shaftesbury offers a great choice of shops, supermarkets and leisure facilities. Tisbury offers further amenities, schooling and a leisure centre, as well as a mainline station, providing direct services to London Waterloo. Historic Salisbury is 17 miles away, with its wealth of shopping and leisure facilities. Local road connections include the A350, which provides easy access to the A303. Airports are located at Bristol, Bournemouth. State schooling is provided locally with a well thought of primary schools at Wardour and Semley. Independent schools of note include Sandroyd, Port Regis, Warminster School, Clayesmore, Gillingham, Salisbury Cathedral School, Bryanston and Sherborne.





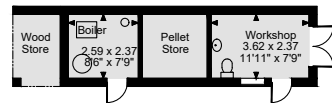
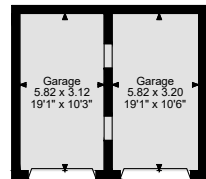


Floorplans for Long Copse, Higher Coombe, Donhead St Mary, Shaftesbury  
 Main House internal area 4,483 sq ft (416 sq m)  
 Garage internal area 415 sq ft (39 sq m)  
 Outbuilding internal area 211 sq ft (20 sq m)  
 Balcony external area = 104 sq ft (10 sq m)  
 Total internal area 5,109 sq ft (475 sq m)  
 Quoted Area Excludes 'External Pellet Store'



Ground Floor

First Floor

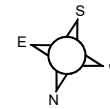


Outbuilding

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**General Information**

**Local Authority:**  
 Wiltshire Council

**Services:**

Mains electricity and water. Private drainage.  
 Wood pellet boiler central heating.

**Council Tax:**

Band G

**EPC rating:**

D

**Tenure:**

Freehold

**Wayleaves and easements:**

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Directions: - What3words:**

///watch.learn.otherwise - this will take you to the front gates to the drive.

**Guide price:**

£2,500,000





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**Strutt & Parker London**  
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

**Strutt & Parker Salisbury**  
41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010  
salisbury@struttandparker.com  
struttandparker.com

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