



DOVENBY HOUSE
Nettleton

Carter Jonas

DOVENBY HOUSE, NETTLETON, WILTSHIRE SN14 7NT

**A BEAUTIFULLY PRESENTED DETACHED FIVE BEDROOM PERIOD HOUSE
WITH A ONE BEDROOM ANNEXE SET IN LARGE GARDENS IN THIS SOUGHT
AFTER COTSWOLD VILLAGE WITH LOVELY RURAL VIEWS.**

Reception hall • Open through kitchen/dining room
• Living room • Utility room • Orangery • Principal
bedroom with en suite shower room and dressing
room • Four further double bedrooms • Family
bathroom

Annexe: Open plan living room with kitchen •
Bedroom • Shower room

Gravel driveway with turning circle • Large gardens and
orchard • In all approximately 1 acre

DESCRIPTION

This is an exceptional period house, believed to have been built by a captain in the Navy around 1899 and named after his ship that sank in the Thames. The present owners have undertaken a meticulous restoration of the property, creating a very high-end interior, within a charming period building full of character. Of note, the property is not listed.

The welcoming reception hall leads on one side to an open plan kitchen/dining room, spanning the length of the house with a Harvey Jones kitchen with marble worktops with built in appliances, mandarin stone flooring and a large bay window facing due south with views down the garden. The far side of the hall is a living room, again with a bay window and a fireplace. A practical utility room is at the back of the house leading through to a newly added David Salisbury orangery, an excellent entertaining space with views across the fields to the side and opening onto the patio at the side of the house, perfect for summer parties.







A gravel driveway sweeps around to a turning circle in front of the house with a large parking area. At the side of the house is a level lawn and patio. The to the rear of the property, a single storey former stable block has been similarly refurbished to create a one bedroom holiday let cottage with an excellent income.

Beyond the drive, facing due south as the front elevation of the house does, a large further garden and orchard provides a fruit and vegetable garden and the present owners have chickens here.

SITUATION

Dovenby House is positioned on the edge of Nettleton, backing onto the Beaufort Estate, an Area of Outstanding Natural Beauty in the south Cotswolds with Bath a short distance to the South. The village of Nettleton is a hugely desirable, peaceful and an idyllic spot. Walking and riding in the area are excellent. The M4 motorway Junction 17 is an 11 minutes' drive away, Junction 18 is 8 minutes away, and mainline rail at Chippenham is a 20 minute drive (Paddington 1 hour 15 minutes). The neighbouring larger village of Marshfield has a post office, shops and excellent pubs. There are a number of schools, playgroups and doctors surgeries in nearby villages and both Bath & Bristol are within easy reach offering excellent schools, shops and leisure facilities. Some of the best walks in the country are right on the doorstep.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is not subject to a listing.

Services: Mains electricity and water. Oil fired central heating and private drainage.

Council Tax: Band F

EPC: Band E

Local Authority: Wiltshire Council

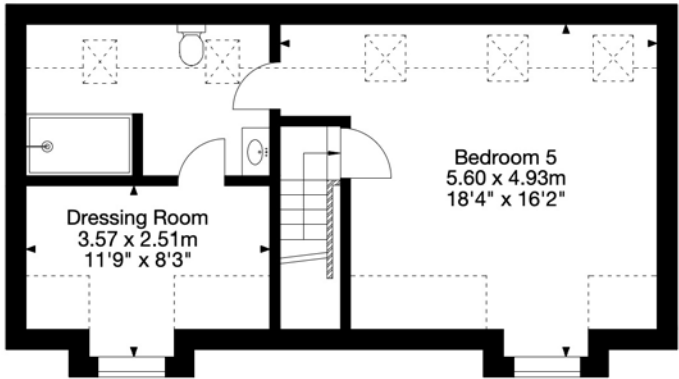
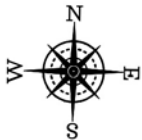
Viewing: Strictly by appointment with Carter Jonas.



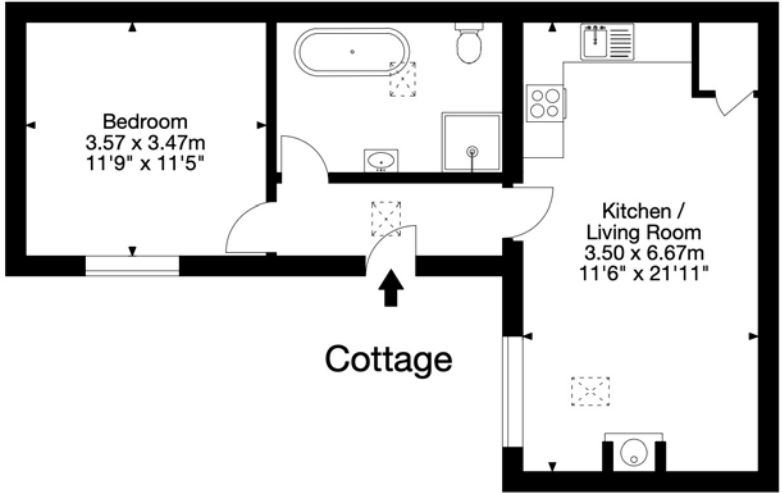




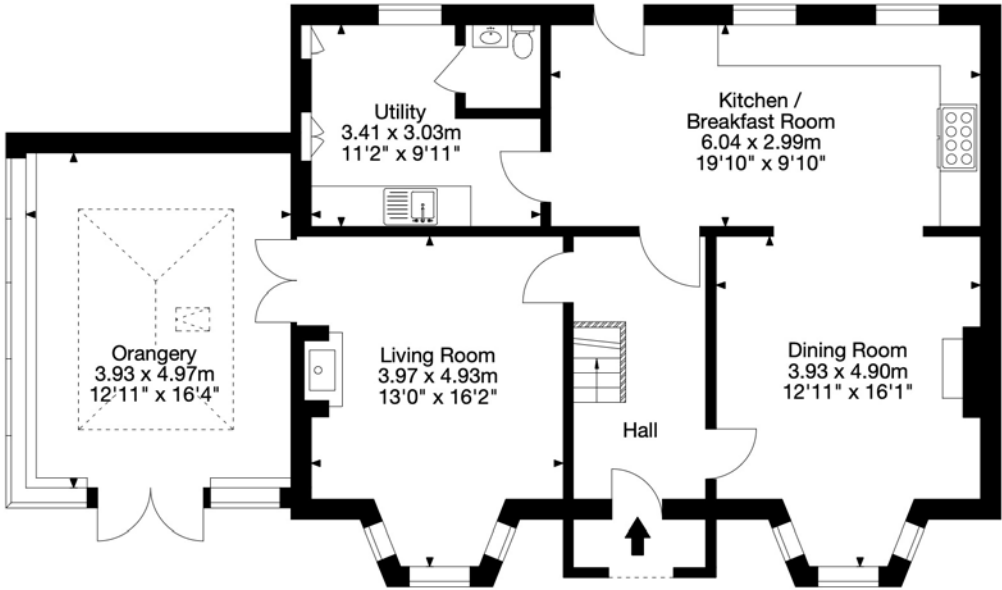
Dovenby House, Nettleton, SN14 7NT
Gross Internal Area (Approx.)
Main House = 209 sq m / 2,249 sq ft
Cottage = 48 sq m / 516 sq ft
Total Area = 257 sq m / 2,765 sq ft



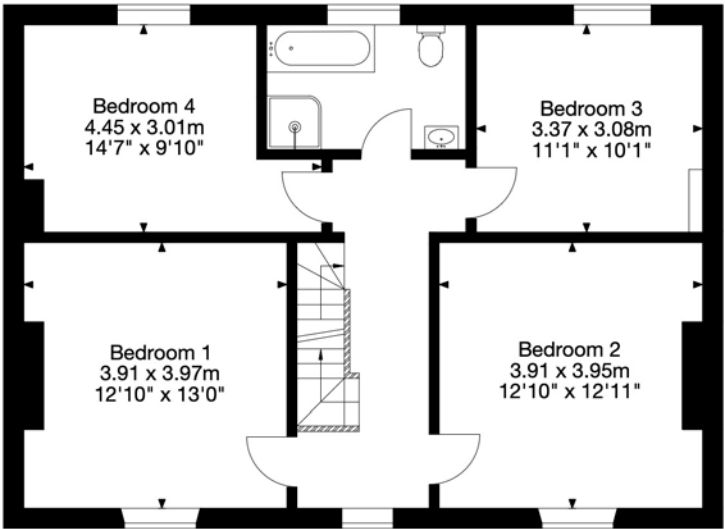
Second Floor



Cottage



Ground Floor



First Floor



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