



Hindon Road, Dinton

£625,000

Hindon Road, Dinton, Wiltshire SP3 5DZ

- Substantial Family Home •In Excess of 2000 Sq. Ft of Accommodation (Including Garage)
- Stunning Countryside Views •Large Kitchen/Dining Room
- Cosy Sitting Room with Wood Burning Stove •Four Bedrooms, Three Bathrooms
- Double Garage and Driveway Parking •EPC: E.

DESCRIPTION

Located in the heart of the village is this substantial family home which backs onto open countryside, and is close to village amenities. The property has been beautifully cared for and enhanced by the current owners, providing spacious living throughout.

This well-presented house comprises of over 2000 sq. ft of accommodation over three levels. The ground floor includes an entrance hall, large kitchen/dining room providing a fantastic family space with underfloor heating, cosy sitting room with wood burning stove, boot room with external access to the rear, study, a shower room again with underfloor heating, and a further bathroom.

On the first floor there are two double bedrooms, both benefitting from views over the neighbouring countryside, plus a newly fitted shower room. In addition, there is access to the eaves, providing accessible storage. The second floor has two further bedrooms again with countryside views.

Externally there is a large double garage, garden shed, garden and parking.

LOCATION

The rural village of Dinton lies between Salisbury and Tisbury, on the chalk downs which divide the valleys of the Nadder and Wylye. Local stone is used extensively in the north of the village and there are several historic properties nearby, including Wilton House.

Residents benefit from a large recreation ground hosting thriving sports teams, a village hall, two well-supported pubs and a primary school with a Good Ofsted rating. In addition, there are a number of stunning countryside walks including the Dinton National Trust Park & The Two Mills on the Nadder walk.

Tisbury railway station and the A303 are a short drive away, and buses run to and from Wilton and Salisbury four times a day.



SERVICES

The property is connected to mains water, electricity and drainage. There is oil fired central heating and a wood burning stove in the sitting room. The property also benefits from solar panels and a 10kW battery which are owned by the property.

LOCAL AUTHORITY

Wiltshire County Council Tax Band E.





OUTSIDE

The property is unique in that it sits within the heart of the village and benefits from the village amenities, yet has no immediate neighbours to either side. It is accessed from Hindon Road, where you enter a tarmacadam driveway, providing parking for several vehicles, as well as access to the double garage which has a large up and over door, power, lighting, and water, plus further access to the rear via a single door. The front garden is laid to gravel with a wild flower bed, as well as a side entrance providing access to the rear.

The rear garden can also be accessed from the boot room where you step out onto the south facing patio, looking out over the neighbouring grassland, owned by the national trust. The rest of the garden is mainly laid to lawn, with a further stone-built seating area perfect for sitting out in the summer evenings. It is fenced to all sides.

The property benefits from beautiful views both internally and externally and has several countryside walks including the Dinton Mill, as well as the stunning Dinton Park, again run by the national trust.

TENURE

Freehold

VIEWINGS

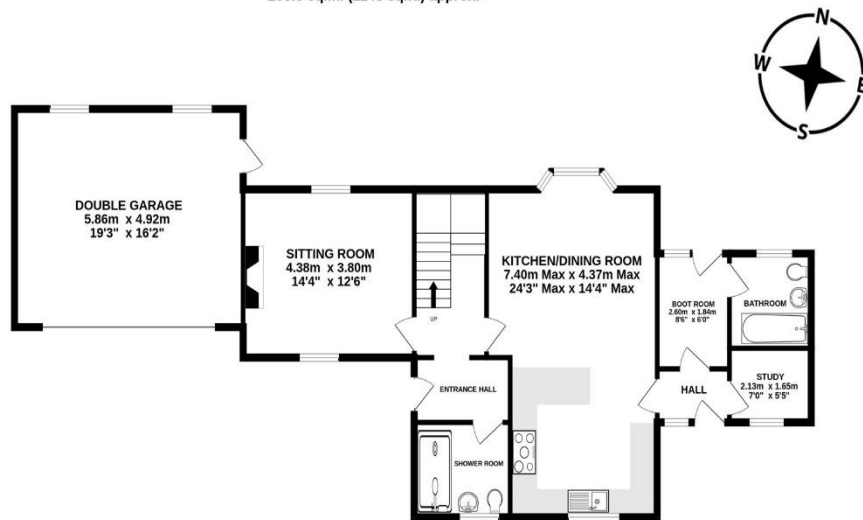
Strictly by appointment, only with Boatwrights.

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

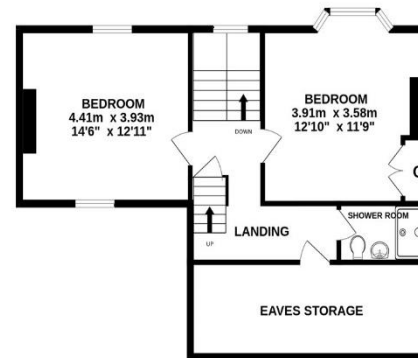




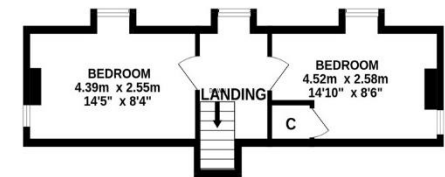
GROUND FLOOR
106.6 sq.m. (1148 sq.ft.) approx.



1ST FLOOR
62.7 sq.m. (675 sq.ft.) approx.



2ND FLOOR
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 197.8 sq.m. (2129 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.

Made with Metropix ©2024

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.

15 May 2024