



Says Cottages, Hindon

£460,000

Says Cottages, Hindon, Wiltshire SP3 6DS

- Heart Warming Grade II Listed Countryside Cottage
- Highly Regarded Nadder Valley Village
- Three Double Bedrooms Including Stunning Principal Room & Two Bathrooms
- Additional Reception Room Providing Flexibility •Sitting Room With Wood Burner Stove
- Attractive Cottage Style Garden •Off Road Parking •EPC: Exempt.

DESCRIPTION

Believed to date back to the late 18th Century, this Grade II listed property is situated in a tucked away location just off of Hindon High Street and has been well cared for by the current owner, boasting a number of character features.

The accommodation includes a kitchen breakfast room, which leads into a further reception with access into the garden, further sitting room with wood burning stove, fantastic downstairs bedroom with ensuite shower room and small kitchenette, two further bedrooms, one with ensuite WC, and a further family bathroom.

Externally there is an attractive cottage style garden, and a further area providing off road parking and bin storage.

LOCATION

The village of Hindon is in a Conservation Area in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Hindon was a market town but is now a beautiful thriving, friendly village offering excellent amenities for its size, including an award winning Doctors' Surgery, a happy Primary School (good results), an excellent Community Shop and Post Office, CofE church, two public houses (The Lamb and The Grosvenor), a Sports and Social Club, a playground, and allotments for those with green fingers. There are also a number of stunning countryside walks from the village.

There are very good state and public schools in the area. The village has easy road access (2 miles) to the A303, and SW trains run from Tisbury (3 miles) to London Waterloo and Exeter. Shaftesbury is approximately 8 miles away, the historical cathedral city of Salisbury 19 miles away.



SERVICES

The property is connected to mains electricity, water and drainage. Heating is electric, along with a wood burning stove in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

TENURE

Freehold.





OUTSIDE

The property is located in a very private, tucked away location, accessed via a private lane, off the High Street, in which the property has a vehicular access to an area owned by the property, providing off road parking for one / two vehicles, as well as access to the front door.

The south easterly facing rear garden can be accessed from the reception/garden room on the ground floor, where you step out onto a patio, perfect for the garden furniture. A paved pathway leads through the rest of the garden, which has several planted areas, a small gravelled area for seating, bordered by mature hedging and wooden panel fencing.

There is a right of access across the neighbouring garden for access, and the neighbouring property has access to this garden should maintenance be required to their property.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

VIEWINGS

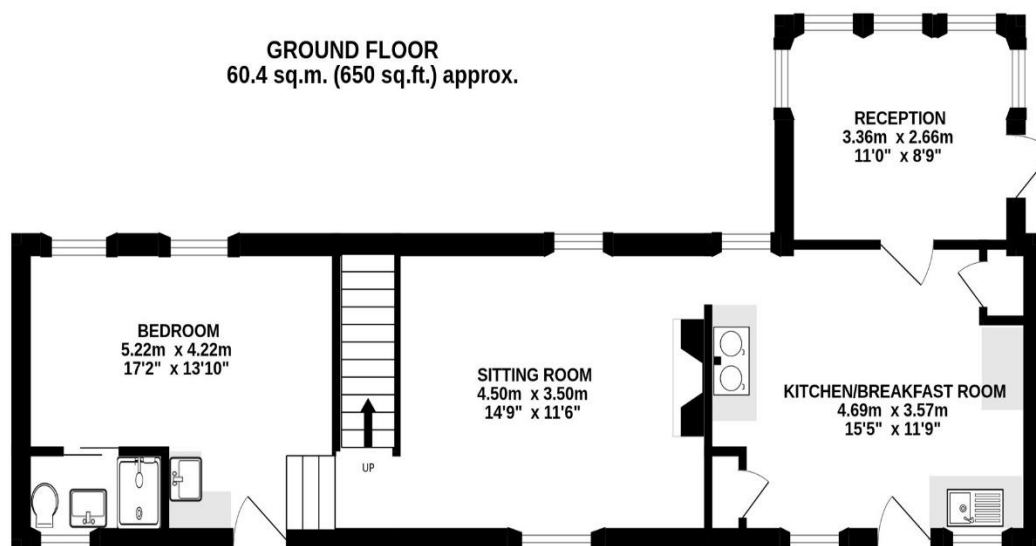
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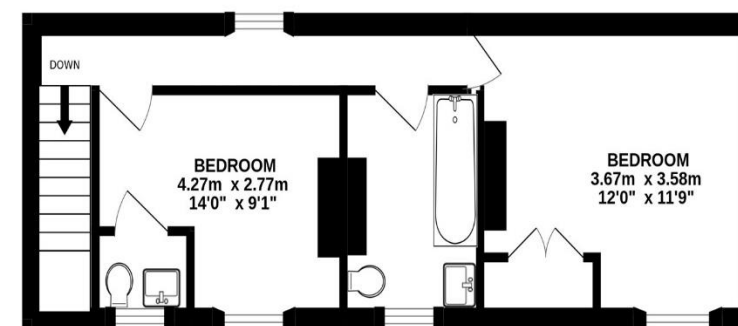




GROUND FLOOR
60.4 sq.m. (650 sq.ft.) approx.



1ST FLOOR
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 96.2 sq.m. (1036 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.

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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.

27 August 2024