



Dinton

£375,000

Clarendon Close, Dinton, Wiltshire SP3 5HG

- Beautifully Presented Semi Detached House
- Quiet Cul De Sac Location Within Popular Village
- Several Countryside Walks from the Doorstep
- Kitchen Leading into the Dining Room
- Sitting Room with Wood Burning Stove
- Large Conservatory
- Three Bedrooms All With Built in Wardrobes
- Private & Enclosed Garden With Sunny Aspect
- Integral Garage & Off Road Parking
- EPC: D

LOCATION

The rural village of Dinton lies between Salisbury and Tisbury, on the chalk downs which divide the valleys of the Nadder and Wylde. 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 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.

DESCRIPTION

An beautifully presented, semi-detached house, located at the end of a quiet cul de sac, in the ever popular Nadder Valley Wiltshire village of Dinton, with several countryside walks from the doorstep.

The accommodation includes a welcoming entrance hall, kitchen, leading into the dining room, sitting room with wood burning stove, large conservatory extension with underfloor heating, down stairs WC, separate utility, three bedrooms all with built in wardrobes, family bathroom and integral single garage. Externally there is a private rear garden, and off-road parking to the front.



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OUTSIDE

To the front of the house is private off road parking area for approximately three cars which leads to the open and over door to the integral single garage, as well as access to the front door. This is boarded by hedging and a small lawn area. There is also a side gate allowing space for storage and access to the rear of the property.

The rear of the property can also be access through the conservatory doors. This leads out to a very private patio area perfect for alfresco dining. Steps then lead up to the main part of the garden. This is mainly laid to lawn, boarded with colourful planting and enclosed with wooden panel fencing. In addition is a shed providing further storage.

SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating, along with a wood burning stove in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax Band D.

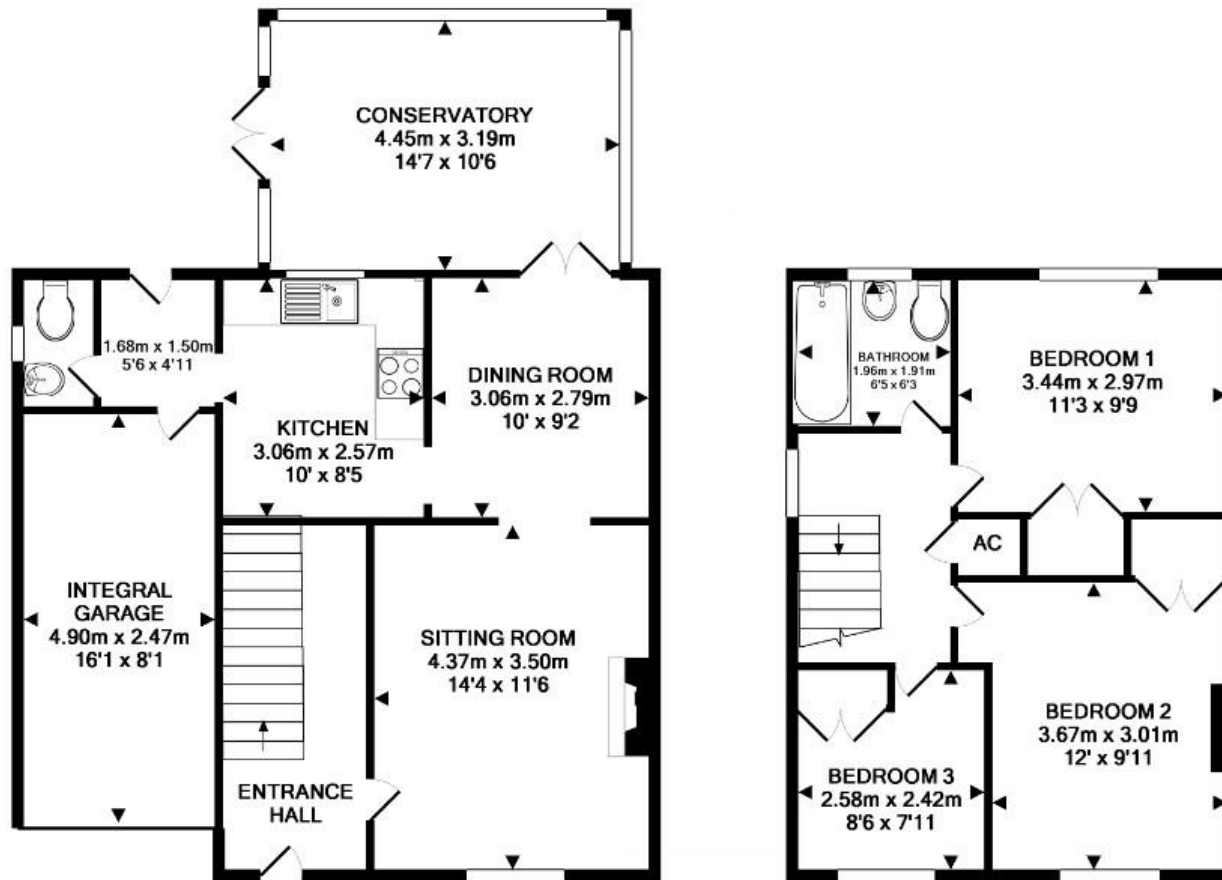
TENURE

Freehold.

VIEWINGS

Strictly by appointment, only with Boatwrights.
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TOTAL APPROX. FLOOR AREA 111.2 SQ.M. (1197 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk