



High Street, Hindon

£435,000



## High Street, Hindon, Wiltshire SP3 6DP

- Quiet tucked away location in ever popular village
- Close to village amenities
- Large open plan kitchen / dining / living room with fireplace
- Snug/extra reception
- Three bedrooms, two with built in storage, shower in main bedroom
- Further family shower room
- Separate boot room, utility and WC.
- Insulated studio providing a fantastic work space
- Gardens front, back and side, with stunning countryside views to the rear
- Off road parking
- EPC: E.

### DESCRIPTION

This detached, single storey property has been tastefully designed and re-modelled by the current owners creating a fantastic space perfect for modern living. Located on a private lane just off of Hindon High Street, still within easy reach of village amenities, in a quiet tucked away position, backing onto private paddocks.

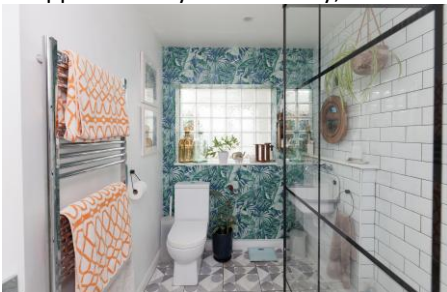
The well-presented accommodation includes a welcoming entrance hall, leading into a large open plan living space, providing a real heart to the property, which includes the kitchen, plenty of space for dining along with the sitting room which has a wood burning stove. In addition, there is a separate utility room, adjoining a boot room with external access, snug/extra reception, three bedrooms, two with built in storage and an ensuite shower to the main, additional shower room and further WC.

Externally there is a triple aspect, insulated studio looking over private paddocks, further garden shed providing external storage and a greenhouse.

### 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 water, electricity and drainage. The heating is electric controlled via modern electric programmable radiators, along with a wood burning stove in the sitting room.

### LOCAL AUTHORITY

Wiltshire Council Tax Band D.







## OUTSIDE

The property is positioned at the end of a small private lane just off of the High Street, where you enter a gravelled driveway, providing off-road parking for at least a couple of vehicles. There is easy access to the front door as well as rear and side access.

The property benefits from outside space to the front, back and side of the property, each designed with low maintenance in mind, whilst bordered with an array of colourful planting, along with a couple of outdoor seating areas, capturing the sun at different times of the day. The rear benefitting from beautiful views over the neighbouring paddocks.

As well as the studio the property benefits from a further garden shed, a greenhouse, and is enclosed to all sides.

## TENURE

Freehold

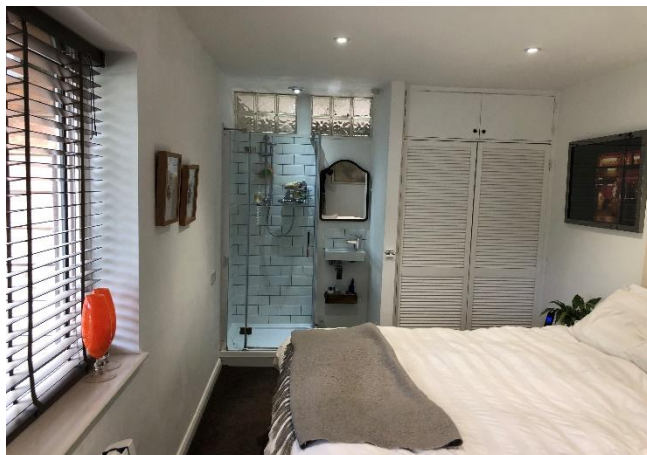
## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## VIEWINGS

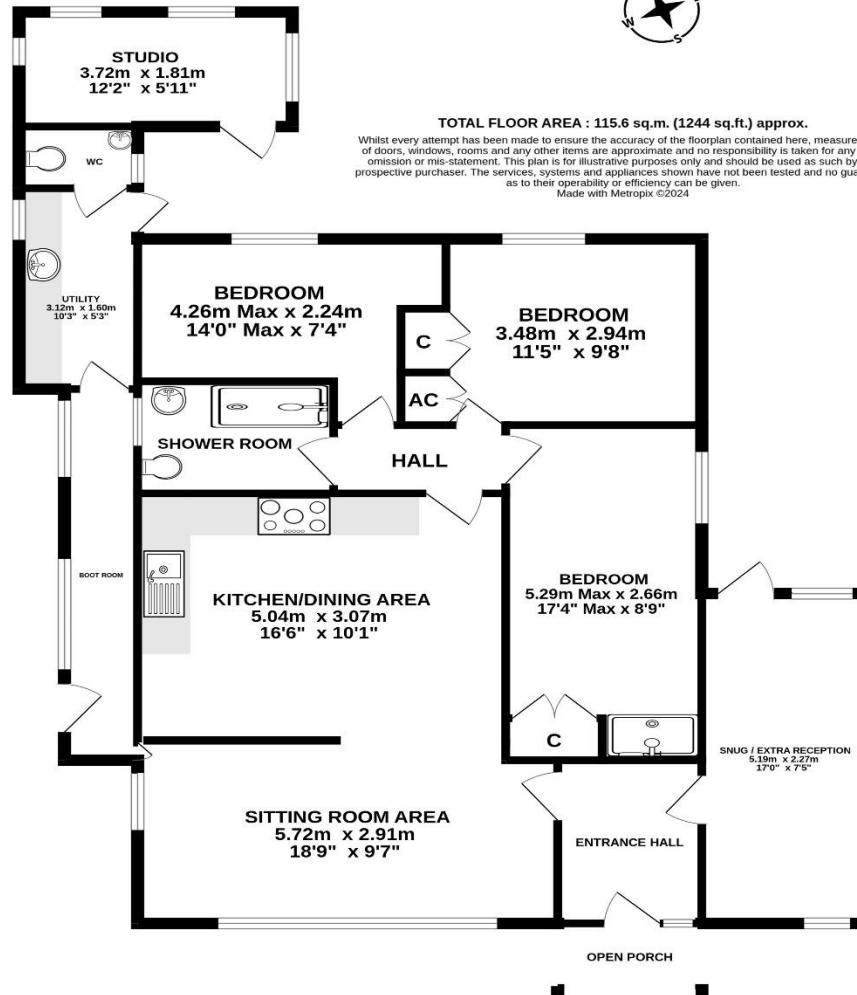
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**GROUND FLOOR**  
**115.6 sq.m. (1244 sq.ft.) approx.**



**TOTAL FLOOR AREA : 115.6 sq.m. (1244 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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**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.

10 June 2024

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