



High Street, Hindon

£250,000

High Street, Hindon, Wiltshire SP3 6DR

- Grade II Listed Character Property ·In Need of Modernisation
- Two Bedrooms, One Bathroom ·Large Sitting Room ·Kitchen with access into garden
- Good Sized Rear Garden ·Additional Patch of Land Detached from Main Garden
- Access from High Street to Garden ·No Onward Chain ·EPC: Exempt.

DESCRIPTION

A charming characterful Grade II Listed terraced house, dating back to the 1700s, located on the ever-popular Hindon High Street with several period features.

The well-appointed accommodation which does require modernisation throughout, includes a large sitting room, kitchen, two bedrooms and a bathroom.

Externally there is a spacious rear garden, a small brick-built outbuilding, as well as an additional patch of land which could serve a number of uses for those with green fingers.

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 organised village offering excellent amenities for its size, including an excellent 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. As well as boasting a number of stunning countryside walks.

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

Mains water, drainage and electricity are connected. Heating is in the form of electric storage heaters.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

TENURE

Freehold





OUTSIDE

The private, south westerly facing rear garden really complements the cottage, offering an array of different colours. The garden can be accessed via the external door from the kitchen and is mainly laid to lawn with attractive shrub borders.

The garden is fully enclosed by a wall as well as wooden panel fencing, and mature hedging. There is access at the rear which also leads to a further area of garden which is currently overgrown but provides potential to those with green fingers.

Within the garden is a brick-built outbuilding. There is also a pathway to the side of the property providing access into the garden directly from the High Street.

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights.

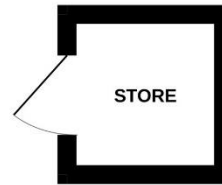
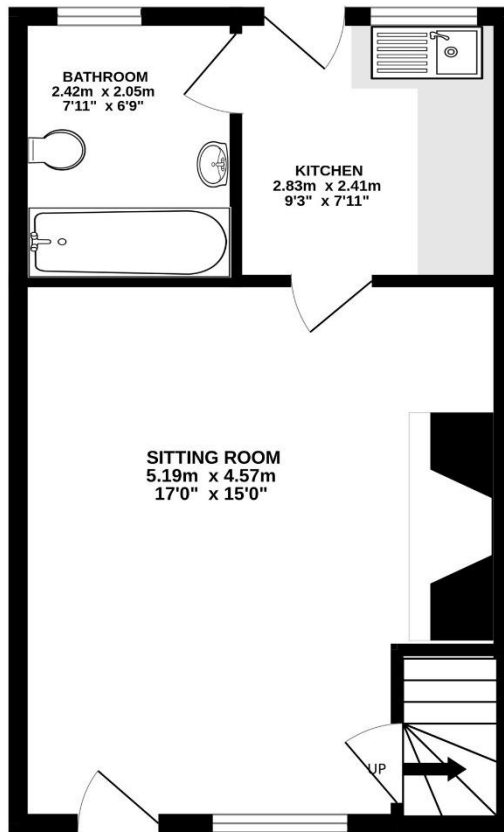
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01747 859 359. www.boatwrights.co.uk.

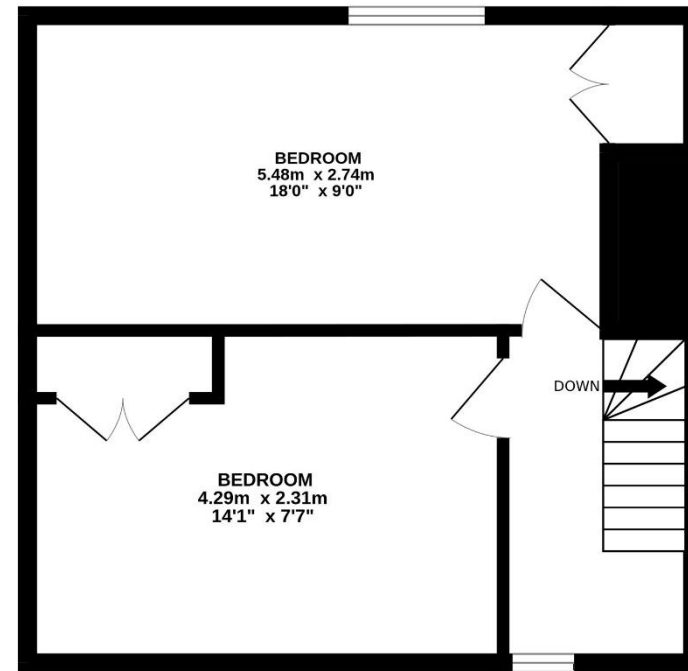




GROUND FLOOR
35.8 sq.m. (385 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 73.3 sq.m. (789 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.

11 December 2023