



High Street, Hindon

£579,000

High Street, Hindon, Wiltshire SP3 6DR

- Charming, Character Cottage Centrally Positioned just off Hindon High Street
- Within Easy Reach of Village Amenities ·Sitting Room with Inglenook Fireplace
- Kitchen Breakfast Room, and Separate Utility ·Wonderful Family Room with Mezzanine
- Two Bedrooms on First Floor, Plus Dressing Room / Third Bedroom ·Two Bathrooms
- Cottage Style South Westerly Facing Garden ·EPC: Awaited.

DESCRIPTION

Tucked away in a quiet position just off of the ever-popular Hindon High Street, is this charming, unlisted detached cottage which has undergone substantial refurbishment throughout creating a more modern way of living whilst maintaining many of its original character features.

The accommodation, which spans over 1700 sq ft. includes a welcoming entrance room, which could also be used as a dining hall, with Everhot cooker, leading up into the kitchen breakfast room, sitting room with an open fire positioned within the inglenook, separate utility, downstairs shower room, small boiler room and a stunning family space, with kitchenette, and mezzanine above which complements the cottage as one, but could also have annexe potential.

To the first floor there are two bedrooms, plus an additional reception that could make a third bedroom, or dressing room for the main bedroom, all served by a family bathroom.

Externally there is an attractive private garden with views over the village along with a further courtyard.

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

The property is connected to mains water, electricity and drainage. There is oil fired central heating along with an open fire, separate wood burner and an Everhot.





OUTSIDE

The property is accessed off of the High Street via a cobbled pathway leading into an attractive courtyard, where the front door is located. A further gate at the top provides access into the garden.

The main private garden is south westerly facing and can be accessed via the double doors in the family room, where you step out onto a cobbled courtyard, which is a suntrap providing the perfect outdoor space. Steps then lead up to the rest of the garden which is mainly laid to lawn, bordered by mature planting, providing an array of colour.

LOCAL AUTHORITY

Wiltshire Council Tax Band D.

TENURE

Freehold.

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights.

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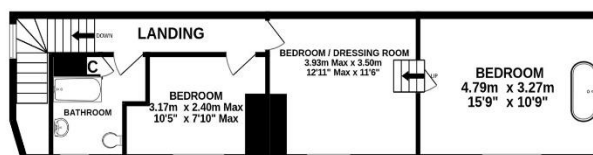
GROUND FLOOR
100.6 sq.m. (1082 sq.ft.) approx.



MEZZANINE
15.0 sq.m. (162 sq.ft.) approx.



1ST FLOOR
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA : 165.4 sq.m. (1780 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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