



The Dene, Hindon

Guide Price £375,000

The Dene, Hindon, Wiltshire, SP3 6EE

- Quiet Tucked Away Location in Ever Popular Wiltshire Village
- Close Proximity To Village Amenities
- Kitchen / Breakfast Room · Spacious Sitting Room · Two Double Bedrooms
- Low Maintenance Front & Rear Gardens
- Garage & Off Road Parking
- Useful Loft Room · EPC: Awaited

DESCRIPTION

Positioned in a quiet tucked away location, within the ever-popular Nadder Valley Village of Hindon, is this surprisingly spacious detached bungalow that offers an excellent level of well-presented accommodation.

The flexible accommodation has a very homely feel throughout and includes an entrance hall, kitchen / breakfast room, sitting room, two double bedrooms and a family bathroom. There is also useful loft room which could have all manner of possibilities subject to the relevant consents. Externally there is a detached single garage, with a further storage shed attached, off-road parking and gardens to the front and rear.

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.



STAMP DUTY

To calculate the stamp duty payable on this property visit

www.hmrc.gov.uk/tools/sdlit/land-and-property.htm





OUTSIDE

The property is accessed off of the Dene, a quiet no through lane close to Hindon High Street. The driveway provides off road parking and access to the single garage that offers an up and over door. A pathway then leads to the front door.

The property has gardens to the front, side and rear providing sun throughout the day, with a combination of lawn, mature shrubs and paved areas giving space for outdoor entertaining. In addition, there is a further garden shed and greenhouse away.

SERVICES

The property is connected to mains electricity, water and drainage, along with oil fired central heating. The sellers inform us that the oil-fired boiler and water tank have been recently replaced.

LOCAL AUTHORITY

Wiltshire Council Tax, Band D.

TENURE

Freehold.

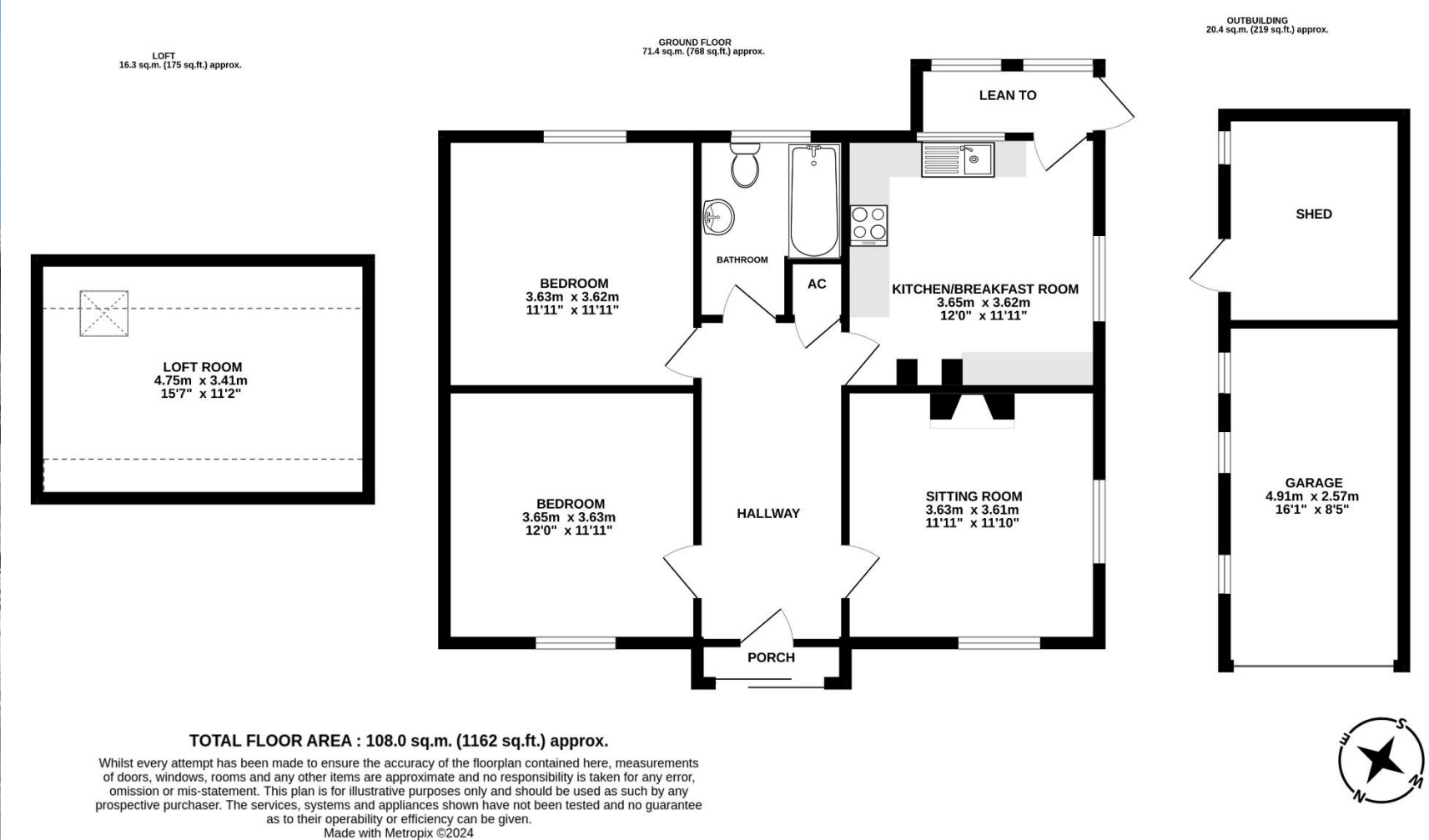
VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859 359.

www.boatwrights.co.uk





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.
12 January 2024