



HINDON

Boatwrights
Estate Agents



BANK HOUSE

High Street, Hindon, Wiltshire,
SP3 6DR

Summary Of Accommodation

Beautifully Appointed Grade II Listed Georgian Town House | Superb Village Residence In Popular Nadder Valley Location | Approx 2000 Sq. Ft. Of Flexible Accommodation Arranged Over Three Floors | Dual Aspect Sitting Room | High Specification Exquisite Kitchen | Currently Presented With Six Bedrooms & Two Bathrooms | Stunning Landscaped Private Gardens Spanning 0.3 Of An Acre | No Onward Chain | EPC: Exempt

The Property

Believed to date back to c.1800, Bank House sits idyllically within the fantastic Nadder Valley Village of Hindon and offers a superb level of accommodation that is arranged over three floors.

Occupying an enviable spot on the High Street, the property has been tastefully and sympathetically upgraded by the current Owners and presents a truly special, village home. With approximately 2000 sq. ft. of living space, Bank House offers a gorgeous dual aspect sitting room as well as a beautiful kitchen/dining space, six bedrooms, two bathrooms as well as a downstairs WC.





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.

Outside

From the rear of the house is a stunning sun terrace with ample space to dine alfresco and entertain. The garden spans approximately 0.3 of an acre and is intelligently laid out.

Established lawns, specimen trees, mature shrubbery and hedging as well as feature planting are all present and all contribute to the overall look and feel of this stunning outside space.

Towards the rear of the garden is a sunken seating area with a fire pit, a wilding area as well as a rear access gate to a lane that leads to the allotments.

Services

The property is connected to mains water, drainage and electricity. An oil-fired central heating system is present as well as a wood burning stove in the sitting room.

Local Authority

Wiltshire Council, Band E.

Tenure

Freehold

Viewings

Strictly by appointment, only with Boatwrights.

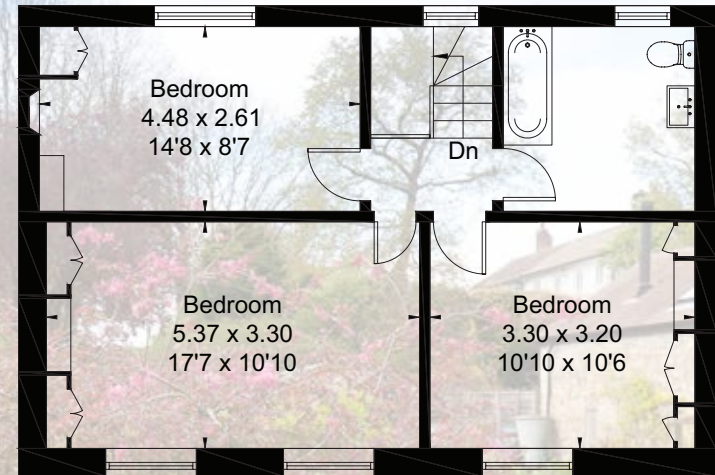
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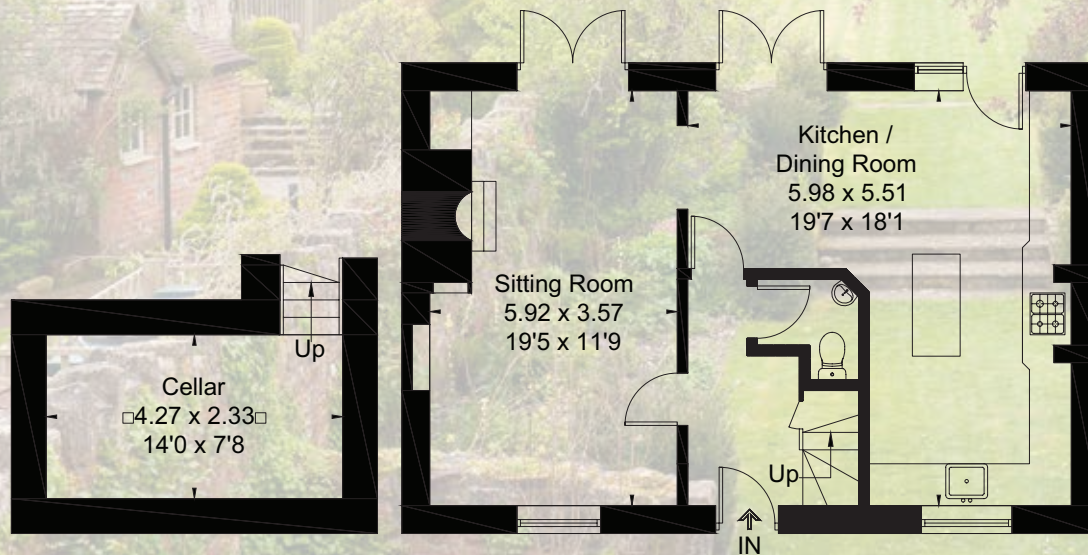




Approximate Floor Area = 181.8 sq m / 1957 sq ft

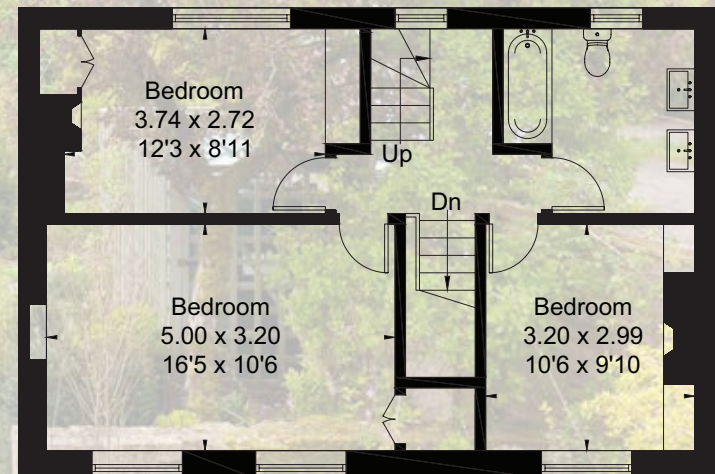


Second Floor



Lower Ground Floor

Ground Floor



First Floor

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. 23rd April 2024

Boatwrights Estate Agents Ltd

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