



Greystones, High Street, Hindon

£425,000

Greystones, High Street, Hindon, Wiltshire SP3 6DX

- Grade II Character Cottage Full of Charm
- Located on the Ever-Popular Hindon High Street, Close to Amenities
- Kitchen Leading into Separate Dining Room
- Sitting Room with Fireplace
- Three Bedrooms, One Bathroom
- Separate Landing Area Providing Useful Space
- Off Road Parking
- Garden to the Rear
- EPC: E.

DESCRIPTION

Believed to date back to the 17th century this Grade II listed stone-built cottage, full of character and charm, located on the ever-popular Hindon High Street close to amenities.

The accommodation includes an entrance hall, kitchen with access into the garden, separate dining room, sitting room with woodburning stove, three bedrooms, family bathroom and a large landing area which could serve a number of purposes.

Externally there is off road parking and a garden to the 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.

SERVICES

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

LOCAL AUTHORITY

Wiltshire Council Tax Band E.

TENURE

Freehold





OUTSIDE

The property is accessed off of the Hindon High Street where there is a five-bar gate leading to a gravelled driveway providing off road parking. From here you can access the rear garden.

The rear garden can also be accessed from the kitchen where a paved/brick pathway takes you through the garden where there is an area of lawn, bordered by colourful planting and mature shrubs.

There is a pedestrian access to the rear of the property for the neighbouring properties.

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.

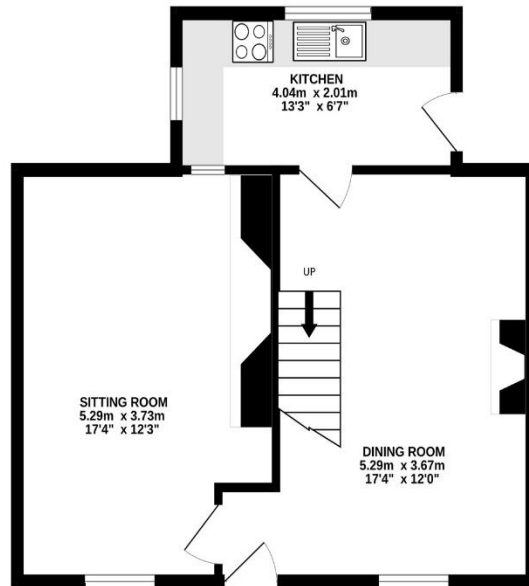
Please do get in touch to ask us about our 'Safe Viewings Guidelines'

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





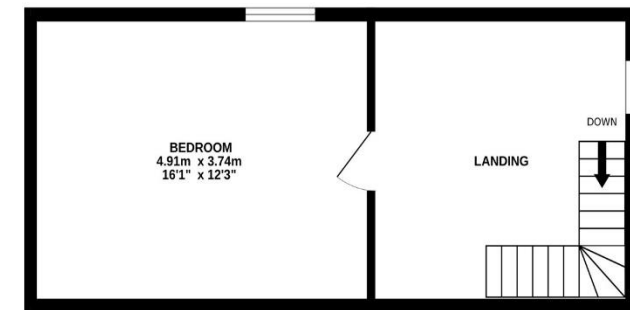
GROUND FLOOR
44.7 sq.m. (482 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



2ND FLOOR
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 117.8 sq.m. (1268 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.

23 June 2023