



Swan House, High Street, Hindon

£450,000

Swan House, High Street, Hindon, Wiltshire SP3 6DR

- Simply Stunning Grade II Listed Character Property
- Located on the Ever-Popular Hindon High Street
- Within Close Proximity to Amenities
- Large Open Plan Sitting / Dining Room
- Three Double Bedrooms, Three bathrooms
- Downstairs WC
- South Westerly Facing Courtyard Garden to Rear
- Garage and Store
- No Onward Chain
- EPC: Exempt.

DESCRIPTION

Thought to date back to the 1800s, this simply stunning Grade II listed period property, located at the top of the Hindon High Street, within easy reach of amenities and several countryside walks on the doorstep. This elegant, immaculately presented property has been tastefully re-furbished in recent years, providing a modern style of living, with high ceilings, yet maintaining its 1800s charm with character features throughout.

The spacious accommodation is full of light, and arranged over three floors includes an entrance hall, a large open plan room downstairs providing ample room for a sitting area centred by a woodburning stove, and a dining area which comes off of the well-appointed cottage style kitchen, downstairs WC, three double bedrooms, two with ensuite facilities and a further family bathroom.

Externally there is a low maintenance south westerly facing garden, single garage and separate store.

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.

Heating is electric via modern panel heaters. There is a wood burner in the sitting/dining room.

LOCAL AUTHORITY

Wiltshire Council Tax Band D.





OUTSIDE

The sunny, south westerly rear garden has been designed with low maintenance in mind and can be accessed from the double doors in the sitting/dining room, as well as the single door in the kitchen. Mainly laid to patio it provides the perfect space for the garden furniture, whilst fully enclosed by wooden panel fencing allowing a private feel throughout.

A gate then leads to the courtyard behind, where the property has a single garage with up and over door, as well as a private storage area.

TENURE

Freehold

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights.

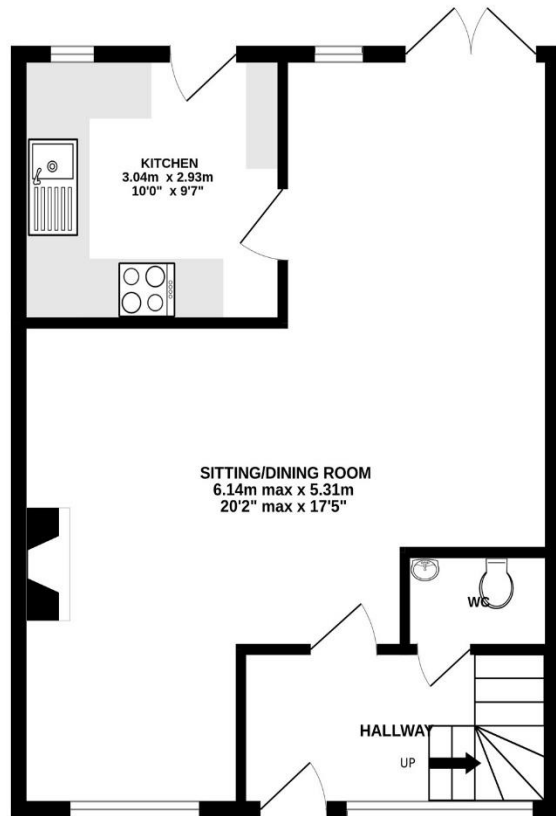
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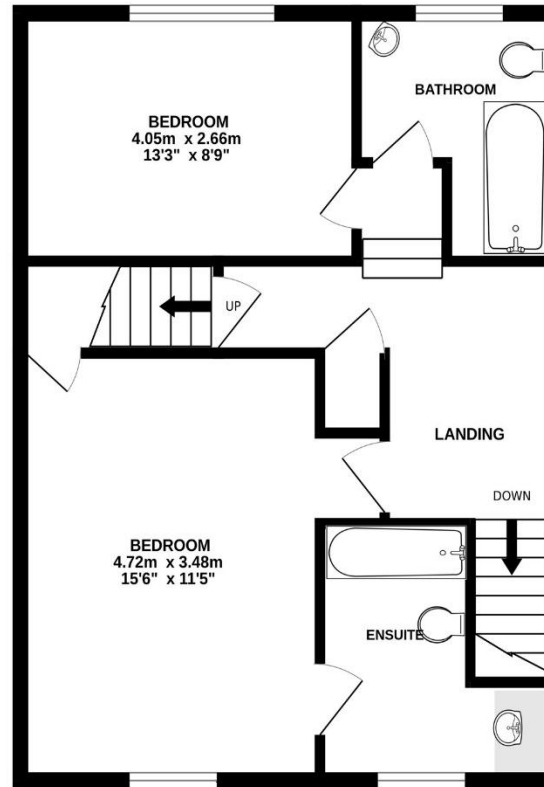




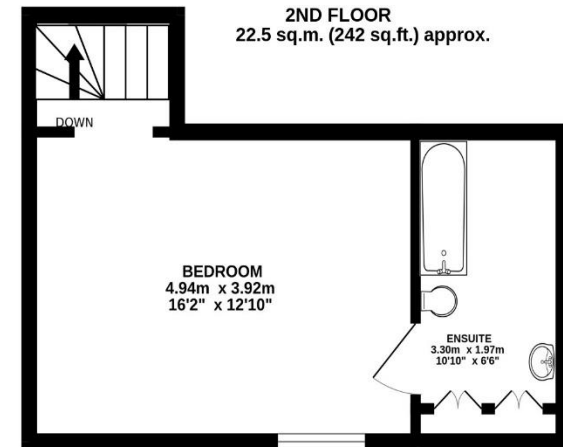
GROUND FLOOR
49.2 sq.m. (529 sq.ft.) approx.



1ST FLOOR
50.5 sq.m. (544 sq.ft.) approx.



2ND FLOOR
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA : 122.2 sq.m. (1315 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.

15 August 2023