



The Dene, Hindon

£385,000

## The Dene, Hindon, Wiltshire SP3 6EE

- Stone Built Cottage in Quiet Location
- Close to High Street, Village Amenities and Several Countryside Walks
- Sitting Room with Wood Burning Stove
- Two Bedrooms, One Bathroom
- Additional Studio
- Garden with a View
- Garage & Parking
- EPC: F.

### DESCRIPTION

Brought to the market for the first time in over forty years this charming character property located on a quiet lane, close to amenities and several countryside walks, with an additional studio.

Believed to date back to the 18th century the cottage includes a small entrance porch leading into the entrance hall, kitchen, sitting room with wood burning stove, downstairs bathroom, two bedrooms and an upstairs WC.

The studio includes a large open planned L-shaped room which is divided into two areas, and could serve a number of different uses, as well as useful storage and a WC. Below is the garage, further brick-built storage shed and an outside WC. So, there could be further potential (STPP).

### 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.



### SERVICES

The cottage is connected to mains electricity, water and drainage, as well as having oil fired central heating, and a wood burning stove in the sitting room. The studio has electric heating.

### LOCAL AUTHORITY

Wiltshire Council Tax Band C.

### TENURE

Freehold





## OUTSIDE

The property is situated on a quiet dead-end lane just off the Hindon High Street, where you enter a shallow private parking area, as well as access to the garage with up and over door. From here there is easy access to the front door as well as a small path leading to the rear entrance of the property.

To the West of the property is a small area of lawn which provides access to the steps leading up into the studio as well as the rear entrance of the garage, brick built storage shed and outside WC. Further steps then lead you up to the main garden which has an array of planting, with a number of raised beds and a greenhouse. At the top of the garden there is a decked area where views can be enjoyed of the allotments and neighbouring countryside.

The neighbouring property does also have pedestrian access to the rear of the Cottage and to their brick-built storage.

## AGENTS NOTE

Boatwrights would like to inform any potential purchasers that this property suffered from Flooding in 1990 due to a high water level, and in 2014 surface water entered the property due to drainage from the hills.

As a result work has been done to prevent both events occurring again in the future, in which the village flood warden has said he is confident 4 The Dene is no longer threatened by groundwater that occasionally overflows the ditch opposite and from surface water flowing from the high ground to the rear of the property after a prolonged period of rain. Purchasers are advised to conduct their own research prior to making an appointment to view.

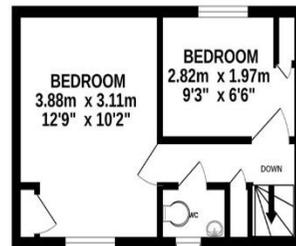




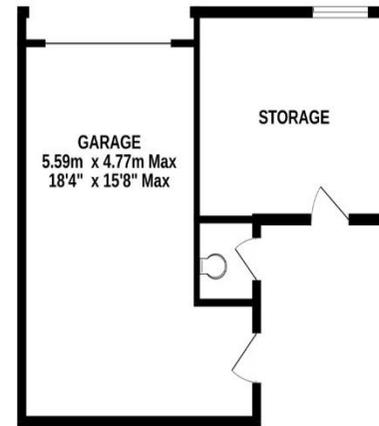
**GROUND FLOOR**  
26.4 sq.m. (285 sq.ft.) approx.



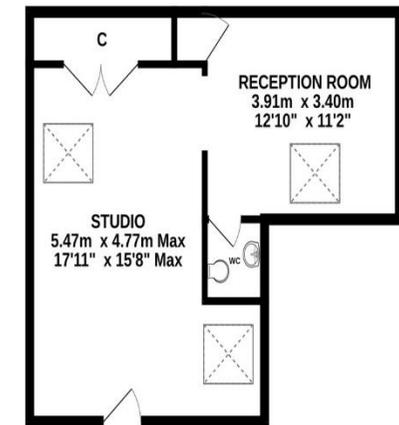
**COTTAGE 1ST FLOOR**  
20.3 sq.m. (218 sq.ft.) approx.



**OUTBUILDING GROUND FLOOR**  
38.6 sq.m. (416 sq.ft.) approx.



**OUTBUILDING FIRST FLOOR**  
38.6 sq.m. (416 sq.ft.) approx.



**TOTAL FLOOR AREA : 123.9 sq.m. (1334 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.  
Made with Metropix ©2023

**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.  
28 February 2023