



Askham House, The Dene, Hindon

£650,000

The Dene, Hindon, Wiltshire SP3 6EE

- Substantial Home in Tucked Away Location
- Within Reach of Village Amenities
- Views Over the Neighbouring Countryside
- Kitchen with Separate Dining Room
- Spacious Sitting Room with Fireplace Opening into Conservatory
- Two further Receptions Downstairs
- Three Bedrooms
- Family Bathroom, Downstairs WC & Utility
- Double Garage with Loft Room Above
- Parking & Gardens
- EPC: D.

DESCRIPTION

Located in a quiet, tucked away position at the end of The Dene, this substantial home provides a fantastic rural village feel, whilst still being within easy reach of village amenities.

The well-cared for accommodation includes, on the ground floor a welcoming entrance hall, kitchen with separate dining room next door, utility / boot room, downstairs WC, spacious sitting room with wood burning stove, opening up into the conservatory, study plus an additional reception currently used as a second study, or could make a downstairs bedroom.

To the first floor there are three bedrooms, the main with built in wardrobe and views over the neighbouring countryside, all served by a family bathroom.

Externally there is a detached double garage with loft / hobbies room above, off-road driveway parking for several vehicles and attractive gardens, benefitting from fantastic countryside views.

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 property is connected to mains water and electricity. Drainage is in the form of a septic tank. There is oil fired central heating, along with a wood burning stove in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax, Band F.





OUTSIDE

The property is located on a small no through lane called The Dene, where you enter a gated gravelled driveway, providing parking for several vehicles, along with access to the double garage with electric controlled door, power and lighting.

There are gardens to all sides of the property, accessed from the single door to the boot room, or the double / sliding doors in the sitting room and conservatory where you step out onto patio providing space for the garden furniture, alongside a further gravelled area, perfect for pot plants. The bulk of the garden is south / south-easterly facing, and mainly laid to lawn.

A paved pathway then leads to a further area of garden in which there are several raised beds, alongside the greenhouse, providing a fantastic area for those with green fingers.

The garden is enclosed to all sides with wooden panel fencing supported by brick-built pillars, and mature hedging. There is also a garden shed, further decked outdoor seating area all benefitting from countryside views and several countryside walks from the doorstep.

TENURE

Freehold

VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859 359 www.boatwrights.co.uk.



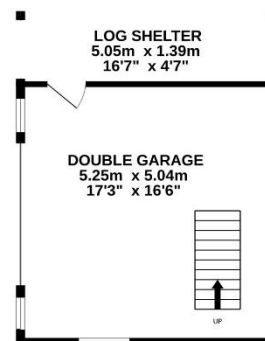
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TOTAL FLOOR AREA : 196.6 sq.m. (2116 sq.ft.) approx.

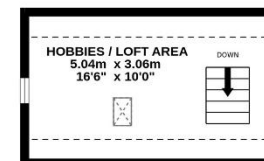
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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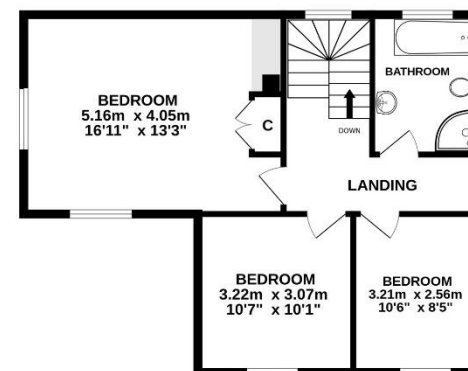
GARAGE GROUND FLOOR
33.5 sq.m. (361 sq.ft.) approx.



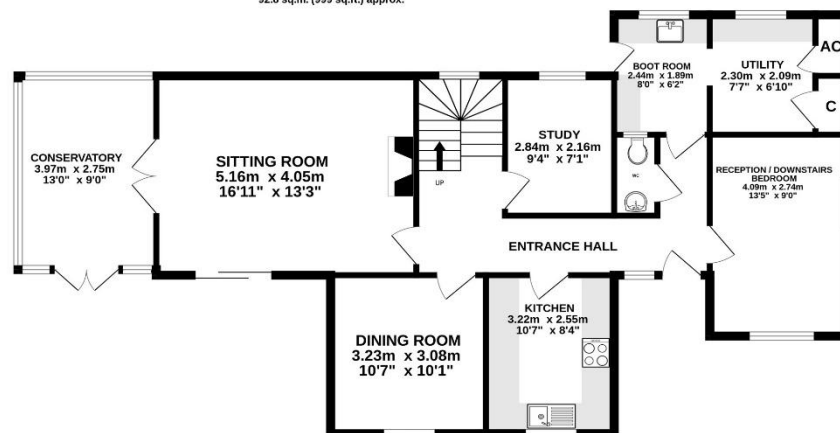
GARAGE FIRST FLOOR
15.5 sq.m. (167 sq.ft.) approx.



1ST FLOOR
54.8 sq.m. (590 sq.ft.) approx.



GROUND FLOOR
92.8 sq.m. (999 sq.ft.) approx.



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.

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