



The Down, Hindon

£595,000

The Down, Hindon, Wiltshire SP3 6EF

- Stunning Home in Tucked Away Location
- Significantly Re-furbished in Recent Years Both Internally and Externally
- Kitchen/Diner with Sliding Doors onto Terrace
- Large Sitting/Dining Room with Fireplace & Bi-Folding Doors
- Three Large Double Bedrooms •Two Bathrooms (One Ensuite)
- Separate Utility Room & Outbuilding •Landscaped Gardens and Ample Off-Road Parking
- Views Over Rooftops & Countryside Beyond •EPC: Awaited.

DESCRIPTION

This impressive two storey property, which has undergone substantial refurbishment in recent years both internally and externally, located on a quiet unmade lane on the edge of the village, with several countryside walks from the doorstep, yet still within comfortable reach of the well-appointed village amenities, and views over the rooftops to the countryside beyond.

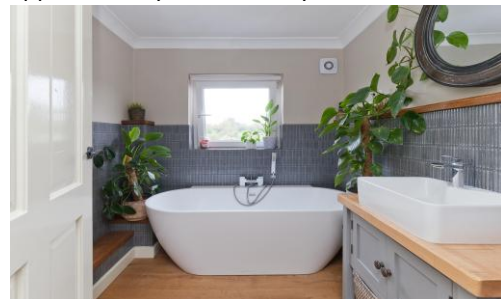
The immaculately presented accommodation, which is incredibly light throughout, includes a cottage style kitchen with room for dining facilities, and sliding doors onto the terrace which benefits from stunning views, large sitting/dining room with wood burning stove, as well as Bi-folding doors out into the garden, separate utility/boot room, further reception which could serve a number of uses, three large double bedrooms, the main with ensuite shower room and built in storage, and a further family bathroom.

Externally there is a further insulated outbuilding with power and light, landscaped gardens to the front, side and rear, as well as off-road parking.

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 electricity, water and drainage.

There is oil fired central heating, as well as a wood burning stoves in both the sitting/dining room, as well as the further reception room.





OUTSIDE

The property is located on The Down, in an elevated position, benefitting from fantastic views, and is accessed via a no through track where you enter a driveway, providing parking for several vehicles. Steps then lead you down to the entrance.

The landscaped, mainly south westerly facing, split level gardens have been arranged over three main areas, all beautifully done with ease of access in mind, with manageable steps taking you down to each. The gardens are predominantly laid to lawn with planted borders providing an array of colour and life, along with patio areas outside of the Bi-folding doors, as well as another at the top and bottom of the garden, allowing a number of seating areas and the sun to be enjoyed at different times of the day.

In addition is a south westerly facing sun terrace, accessed from the kitchen diner, providing a wonderful space to sit out on a summer evening. To the top of the garden is a further outbuilding once used as an insulated studio, but currently providing useful storage.

The gardens are enclosed by fencing and mature hedging.

LOCAL AUTHORITY

Wiltshire Council Tax, Band E.

TENURE

Freehold

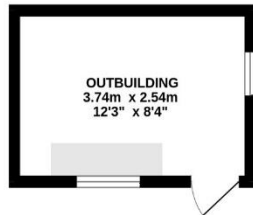
VIEWINGS

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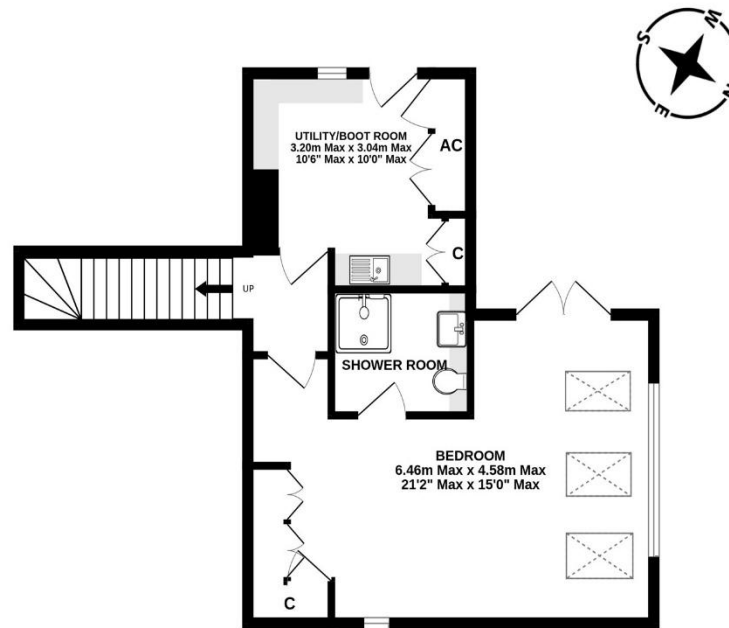




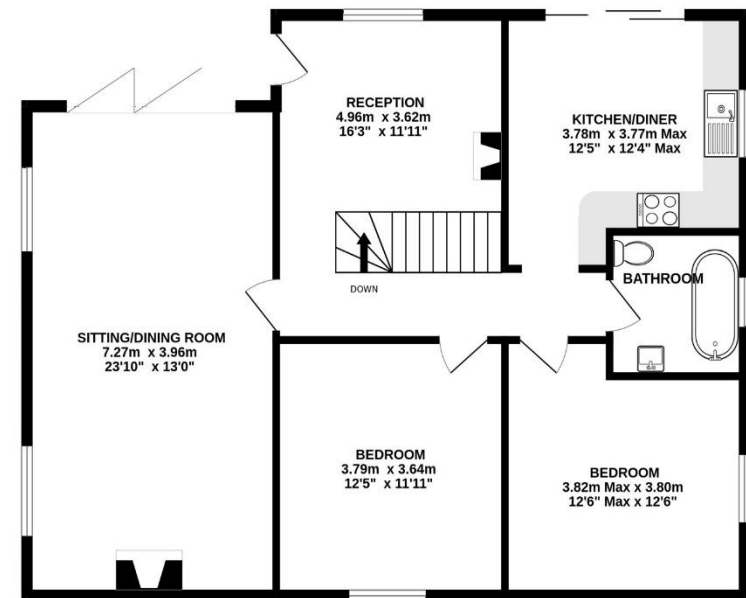
OUTBUILDING
9.6 sq.m. (103 sq.ft.) approx.



LOWER GROUND FLOOR
45.6 sq.m. (493 sq.ft.) approx.



GROUND FLOOR
92.2 sq.m. (993 sq.ft.) approx.



TOTAL FLOOR AREA : 147.6 sq.m. (1588 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.
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Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk