



The Down, Hindon

£488,500

The Down, Hindon, Wiltshire SP3 6EF

- Immaculate Home in Elevated Position
- Countryside Views to be Enjoyed Throughout the Seasons
- Well Appointed Kitchen Leading into the Dining Room
- Large Sitting Room with Wood Burning Stove
- Three Bedrooms
- Ensuite Shower Room to Main, Plus Family Bathroom
- Additional Studio/Hobbies Room
- Gardens Front and Rear
- Off-Road Parking
- EPC: Awaited.

DESCRIPTION

This beautifully presented single storey property, located in an elevated position, on the edge of the village, close to several countryside walks, still within reach of village amenities, which has been tastefully enhanced throughout, both internally and externally by the current owners, creating modern living, whilst making the most of the views over the neighbouring countryside.

The accommodation includes an entrance hall, large sitting room, with a wood burning stove and sliding doors into the garden, opening into the dining room, which is off of the well appointed kitchen, all benefiting from the views, three bedrooms, two with built in storage, the main with ensuite shower room, a further family bathroom, and a fantastic studio/hobbies room, which used to be the garage and was converted by the current owners.

Externally there is gardens to the front and rear of the property.

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. Heating is electric, along with a wood burning stove in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax, Band D.

TENURE

Freehold





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 off-road parking. The front garden is laid to lawn, with further areas laid to wild flower, providing an array of colour. There is side access leading around to the rear.

The landscaped rear gardens, which are arranged over different levels, can also be accessed from the kitchen, as well as the sliding doors in the sitting room where you step out onto a patio providing space for the garden furniture. The rest of the formal mature garden has been beautifully cared for, having areas of lawn, along with planted borders full of colour.

The garden then leads into a further area, purchased separately by the current owner that is managed as a lower maintenance garden with a greenhouse and several established apple trees.

STAMP DUTY

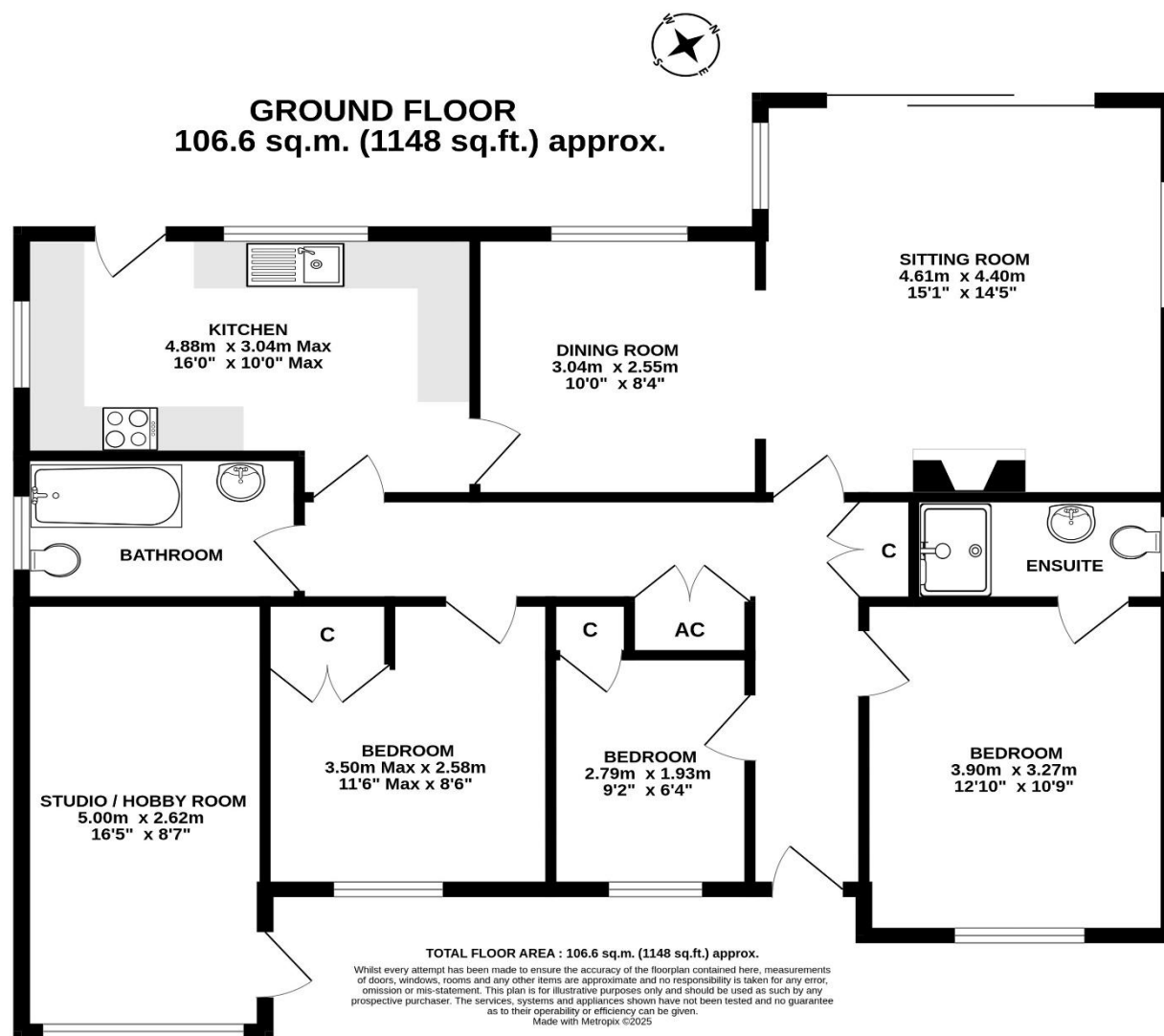
To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

VIEWINGS

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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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