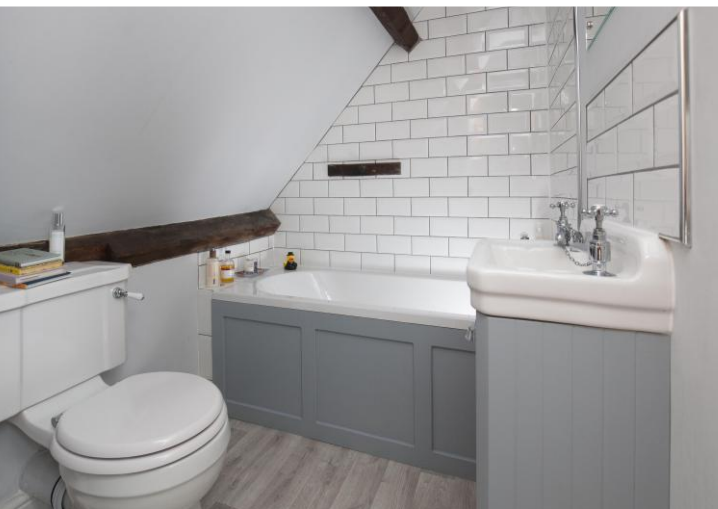






1 Swan House, High Street, Hindon, Salisbury, Wiltshire, SP3 6DR

What 3 Words: ///eradicate.monument.boosted



Key Features

- Stunning Grade II Listed Character Property Located in Popular Village
- Within Close Proximity to Amenities
- Sitting Room with Woodburning Stove
- Kitchen/Dining Room with Access into Garden
- Single Garage & Additional Store
- South Westerly Facing Courtyard Style Garden

Tenure: Freehold | EPC Rating: Awaited | Council Tax Band: D |

Services: The property is connected to mains water, electricity and drainage. Heating is electric along with a wood burning stove in the sitting room.

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.

Inside the Home

Thought to date back to the 1800s, this simply stunning Grade II listed period property, known as 1 Swan House, is located at the top of Hindon High Street, within easy reach of amenities and with several countryside walks right on the doorstep.

This elegant, immaculately presented property, provides a modern style of living with high ceilings, yet maintains its 1800s charm with character features throughout.

The spacious accommodation is full of light and arranged over three floors, including an entrance hall, a charming sitting room with a feature fireplace, a well-appointed cottage-style kitchen with dining area, three double bedrooms, one with ensuite shower room, and a further family bathroom.

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

Outside Space

The sunny, south-westerly rear garden has been designed with low maintenance in mind and can be accessed directly from the kitchen/dining room. The patioed garden provides the perfect space for outdoor furniture and entertaining.

A gate leads through to the courtyard behind, where the property benefits from a single garage with an up-and-over door, as well as a private storage area.

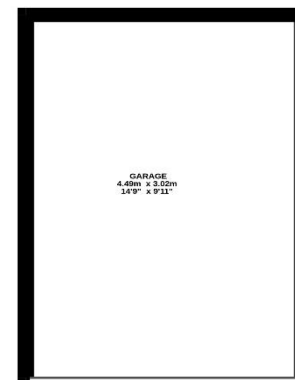
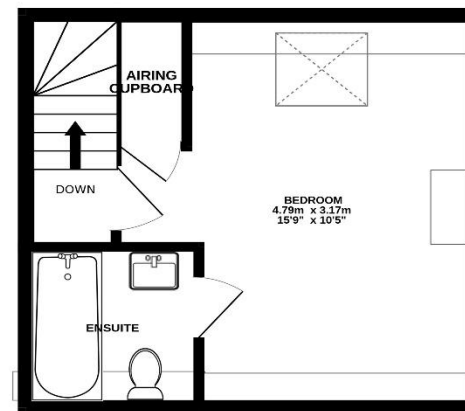
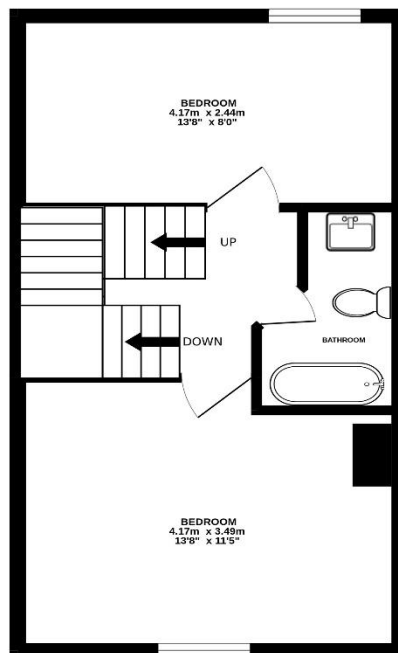
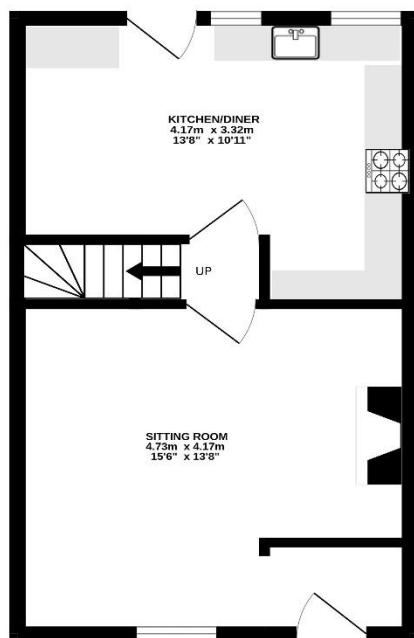
Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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sales@boatwrights.co.uk | www.boatwrights.co.uk

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read more
on the
property





TOTAL FLOOR AREA : 101.8 sq.m. (1096 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.

04 November 2025