



9 Tyndales Meadow, Dinton, Salisbury, Wiltshire, SP3 5HU

Guide Price £335,000 Freehold

Unique property with vaulted bedroom, oak doors throughout, garage and workshop (annex potential) and garden set in a small cul-de-sac in a popular Cranborne Chase village.

Description

A genuine one of a kind! A modern semi-detached house, altered and extended by a master craftsman in oak buildings to create a wonderful home with vaulted main bedroom with exposed timbers, 2 further bedrooms, sitting room, kitchen/breakfast room, utility, cloakroom and bathroom. Internal doors are ledged and braced oak, most windows are hand made double glazed with black, cast iron hardware, and the kitchen units are hand made. The garage is hand built with oak timbers which is attached to a workshop and log store which could all be converted into an annex (subject to permission) as utilities are all provided. There is ample parking and a good garden. LPG central heating has been recently installed. No chain.

Sitting Room

Wooden front door, laminate flooring, woodburning stove with mantle over and tiled hearth, stairs to first floor.

Kitchen/Breakfast Room

Vinyl floor, wooden worksurfaces, base and wall cupboards and drawers, lpg cooker and electric connections, dishwasher, ceramic sink with mixer tap, floor to ceiling cupboard.

Utility Room

Cupboard with space and plumbing for washing machine, vinyl floor, stable door to garden.

Cloakroom

Concealed cistern wc, hand basin, vinyl floor.

First Floor Landing

Double cupboard.

Bedroom One

Vaulted ceiling with exposed timbers, windows to front and rear, cabling for tv/cinema set up.

Bedroom Two

High level wall cupboards, access hatch to loft.

Bedroom Three

Two built in double wardrobes, shelving, cupboard housing lpg boiler for heating and hot water.

Bathroom

Panel bath with thermostatic shower over, wc and basin. Range of cupboards, extractor fan.

Outside

Tarmacadam driveway leading to covered parking area and access to garage. Front lawn. Pedestrian pathway leads to rear garden with paved terrace and steps up to pathway to garage and workshop with lawns to sides. Outside tap and lighting.

Garage

Double wooden doors, window to rear, power and light.

Workshop

Door and window to front, cupboards and shelving, power and light.

Log Store

Drainage connection.

Services

Mains water, electricity and drainage are connected to the property. LPG (underground tank) central heating and hot water via combination boiler. LPG connection for cooker.

Outgoings

The Council Tax Band is B and the payment for the year 2024/2025 payable to Wiltshire Council is £1723.68

Agents Note

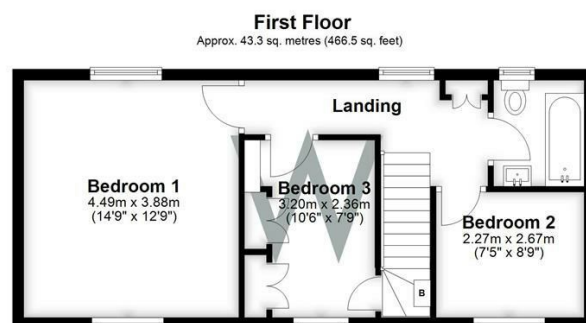
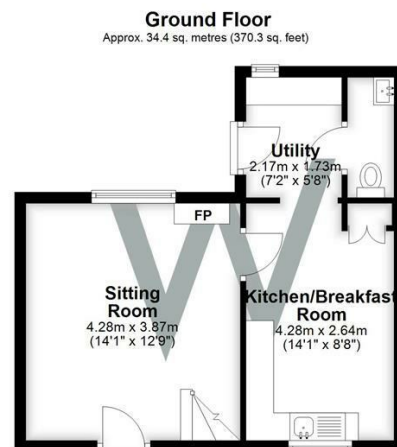
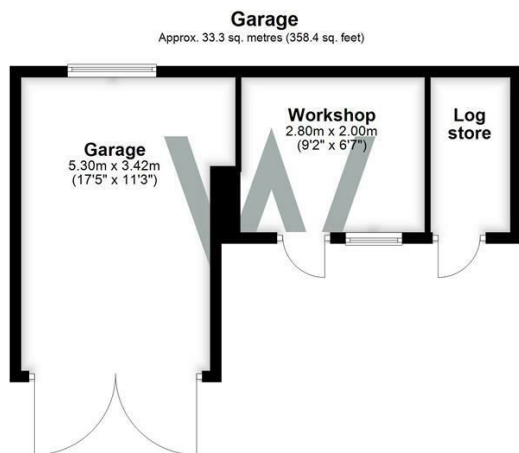
- 1) In accordance with Section 29 of the Estate Agents Act, a personal interest is declared.
- 2) Completion cannot take place until 1st June.
- 3) The garage, workshop and log store have utilities connected and could be converted (subject to permissions).

Directions

From Salisbury proceed through Wilton and after the petrol station bear right in Barford St Martin onto the B3089 to Dinton. On entering Dinton take the second turning on the left into Tynedales Meadow.

WHAT3WORDS

What3Words reference is: ///importing.submerged.decimals



Total area: approx. 111.0 sq. metres (1195.1 sq. feet)
9 Tynedales

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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