

Myddelton&Major

Church View

DINTON/SALISBURY





A three bedroom detached bungalow with garage/workshop and carport, set in a pretty location

Tenure: **Freehold**

Size: **1616 ft²**

EPC Rating: **D (60)**

Council Tax Band: **E**



3



2



2



4+

Services - Ofcom suggests that all major mobile networks have good service, and Superfast Broadband is available. Mains Electricity and Water, Oil fired heating system

Train Station (Tisbury) 5.5 Miles • A303 (Wylfe) 4.1 Miles • Shaftesbury 13.2 Miles • Wilton 5.8 Miles

Church View, St Marys Road Dinton, SP3 5HH

- Detached
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Garden with Patio Area
- Village Location
- Pretty Views
- Garages and Carport
- Ample Parking
- No Onward Chain

The Property

Church View is a three bedroom bungalow within the village of Dinton.

Upon entering the property you are welcomed by a generous sized porch with UPVC door and dual aspect windows.

The entrance hall is bright, with two storage cupboards and loft access. There are two double sized bedrooms to the left side, one of which has built in wardrobes. A further generous bedroom, with built in wardrobes is serviced by a well appointed en-suite. Separately there is a wet room which is also accessed from the hallway.

The open plan kitchen/dining room is to the rear of the property. Double doors lead out to a rear porch area, which would be ideal to be used as a boot room, there is also a UPVC door which leads out to the patio area.

The kitchen has mostly under counter storage units and a black/ grey flecked granite worktop. A traditional cream AGA is a real feature in this property. There is also space for a dishwasher and free standing cooker.

The dual aspect sitting room is fitted with a faux coal electric fire with composite mantle surround, and wooden units to one side offering storage.

A utility room is set off from the dining room and has below counter storage, and space for a washing machine, this room completes the property.



Outside

The wrap around garden showcases this property and has stunning views of St Mary's Church. The driveway area of concrete and shingle, lead to you to a garage with double wooden doors, ideal to be used as a workshop or for storage. There is a wooden framed carport, open to one side, that has an electric powered Hormann door, with mains power and lighting.

A pathway leads you around to the rear of the property where there are well stocked beds and shrubs, the garden has been lovingly tendered and is a real treat. This private space is not overlooked, and is a fabulous space to sit and relax whilst looking out at the views of the paddock. There is a lawn area to the side of the property with fabulous views of St Mary's Church.

Location

Dinton is a pretty village situated approximately 8 miles west of Salisbury and 5 miles away from Wilton. This popular parish is home to Philipps House, formerly Dinton House with its formal, impressive gardens and parkland, which are only a short walk away and form part of the English Heritage site. There is a village Primary School and Pre-School, Village Hall, and two country pubs offering a full menu and outdoor seating.

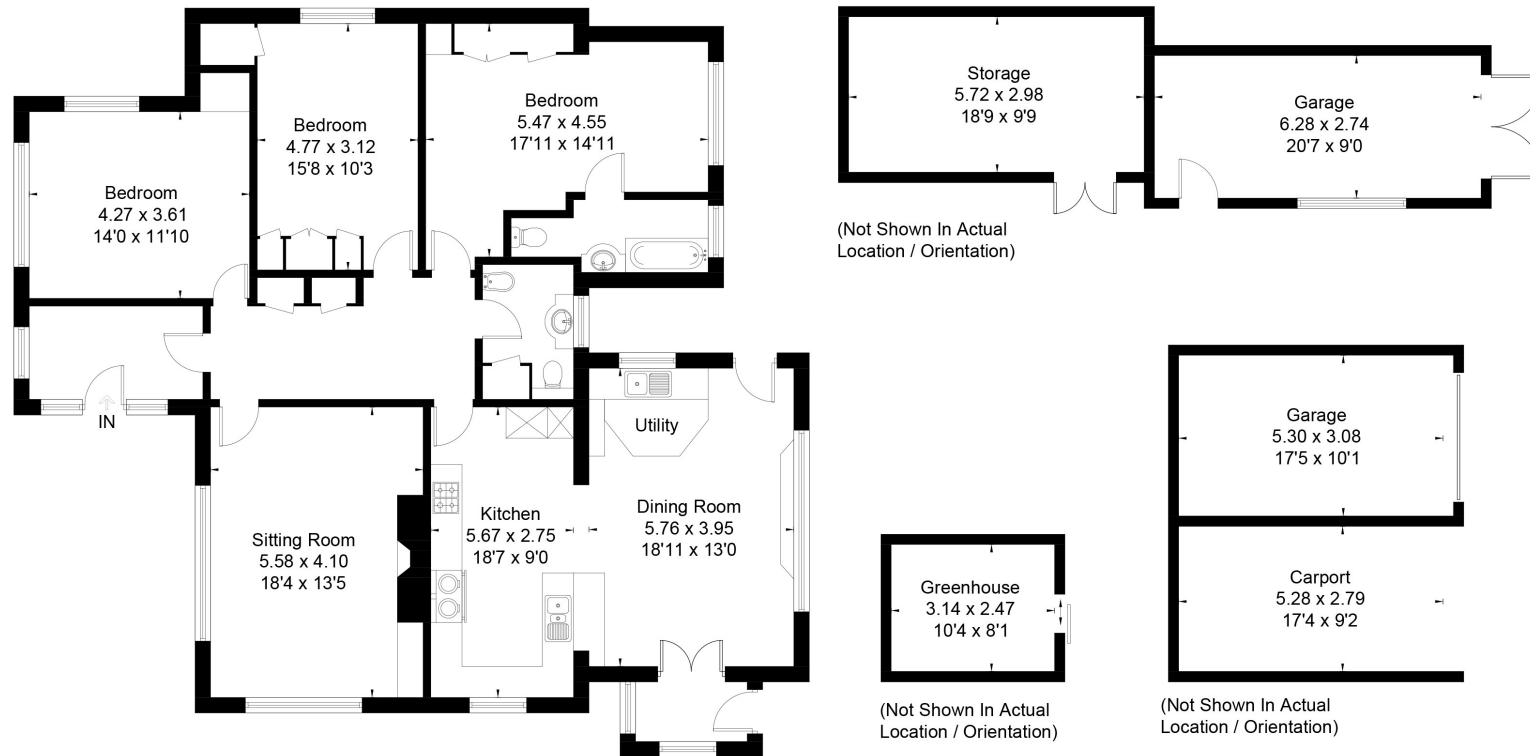
Dinton is situated near to the B3089, which can be accessed from the A36.

The nearest train station is Tisbury, which has direct route; London Waterloo to Exeter, with a journey time of around 1 hour 50 minutes.





Approximate Floor Area = 150.1 sq m / 1616 sq ft
 Outbuildings = 58.6 sq m / 631 sq ft
 Total = 208.7 sq m / 2247 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95405

Disclaimer Notice

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