



**East Knoyle**

**Guide Price £695,000**



Hindon Road, East Knoyle, Wiltshire, SP3 6AA

- **Stunning Countryside Home On Wiltshire / Dorset Border**
- **0.2 Acre Plot In Envidable Village Location**
- **Four Bedrooms & Three Bathrooms**
- **Principal Room With En Suite & Juliet Balcony Overlooking Gardens**
- **Three Reception Rooms Including Gorgeous Drawing Room**
- **Over 1800 Sq. Ft. Of Flexible Accommodation**
- **Beautiful South Facing Gardens**
- **Off Road Parking**
- **EPC: E**

### LOCATION

The beautiful and typically English Village of East Knoyle is located on the Wiltshire/Dorset border with its surrounding area well known for its natural beauty and undulating countryside, yet is still extremely accessible, as the A303 is about two miles north of the village and provides access to the national motorway systems and airports via the M3 and access to the coast via the A350. East Knoyle, the birthplace of one of England's best known historical architects Sir Christopher Wren also offers a range of amenities in the form of a well thought of public house The Fox & Hounds, the Church of St. Mary, community shop and post office as well as variety of clubs including a drama club and wine society. There are also a number of footpaths within the village to be enjoyed throughout the seasons.

The area is also very popular because of the excellent selection of schools at all levels. There are popular primary schools in the local villages and Salisbury has retained its grammar schools. Public schools in the area include Warminster, Port Regis, Bryanston, Sandroyd, Canford and Sherborne. Salisbury has the Cathedral School, Chafyn Grove, Leaden Hall and Godolphin. The nearby towns of Shaftesbury and Gillingham and the large village of Tisbury located in the Nadder Valley have a range of services to cater for most everyday needs including a main line railway station from Tisbury to London (Waterloo).

### DESCRIPTION

This wonderfully located, presented and characterful home brings an idyllic lifestyle for those looking for a countryside home on the Wiltshire/Dorset border.



The Coach House offers a fantastic level of accommodation that is flexible in its nature and is arranged over two floors. The highlights of the living space include the attractive kitchen/breakfast room, the classically presented drawing room as well as a simply jaw dropping principal bedroom with en suite and balcony overlooking the gardens and neighbouring fields.

This superb countryside home is presented immaculately throughout and is a simply must view!







## OUTSIDE

The Coach House has a shared entrance and is approached off the lane through a five-bar timber gate with gravelled car parking to the side.

The gardens consist of two grassed areas to the front of the property, with the majority of the garden lying to the rear. The garden can be accessed from all the rooms on the ground floor; it is mainly laid to lawn with some mature trees and a Japanese rock garden. There is a seating area at the end of the garden and a large timber garden shed/outbuilding.

## TENURE

Freehold.

## SERVICES

The Coach House offers mains water, electricity and drainage. Central heating is powered by an efficient Air Source Heat Pump. There is also underfloor heating on the ground floor.

## LOCAL AUTHORITY

Wiltshire Council, Band G.

## VIEWINGS

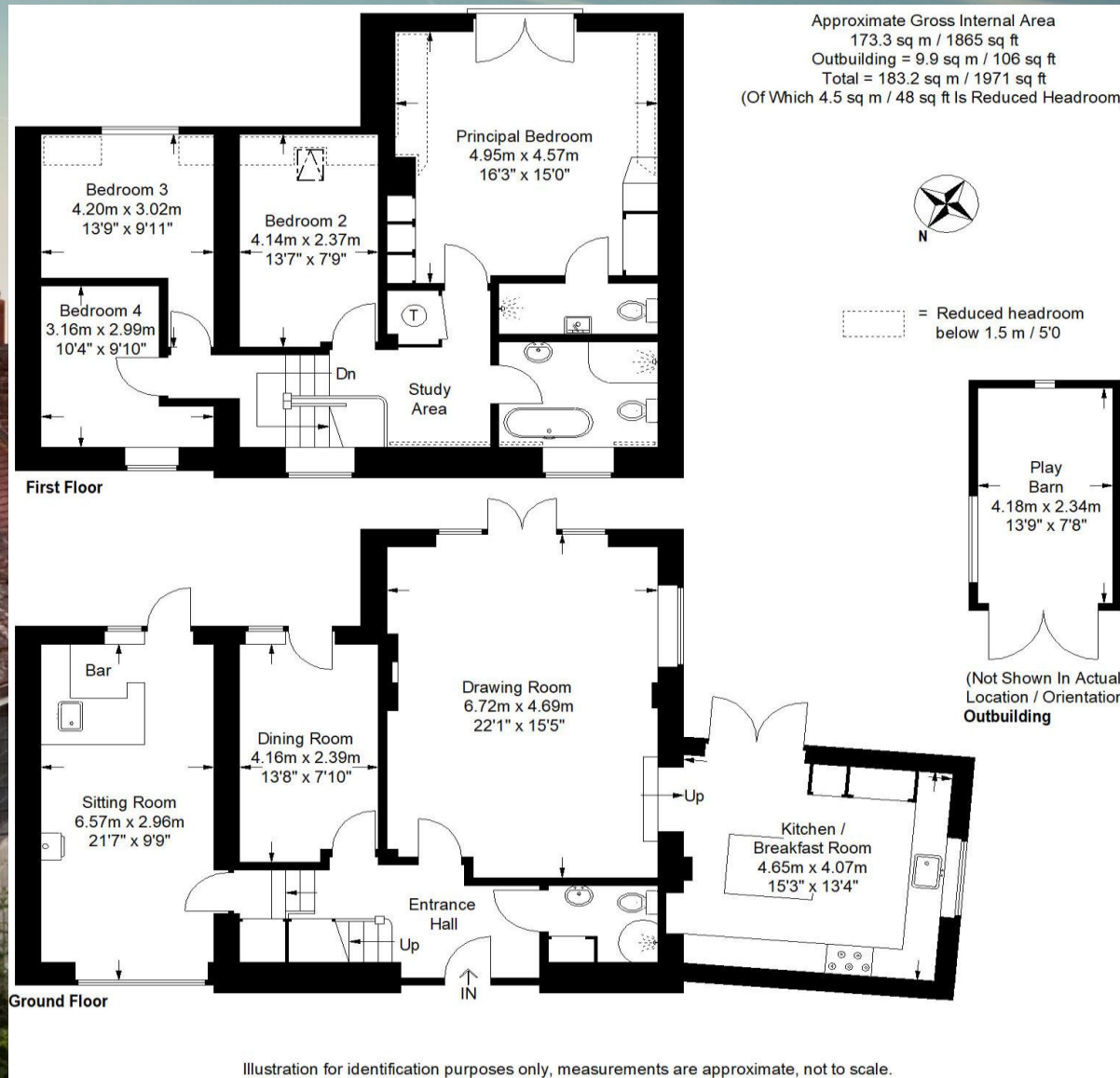
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#### Important Notice

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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