

Brookside, Snow Hill, Dinton, SP3 5HN



 Myddelton & Major

We are proud to present

BROOKSIDE

SNOW HILL, DINTON, SALISBURY, SP3 5HN

A beautifully located village house, standing in an elevated position, with a mature, south-facing garden

****No onward chain****

Detached family house in a prime Nadder Valley village
About 2,070 sq ft of versatile accommodation over two floors
Far-reaching views over the village and valley beyond
Front and rear gardens
Detached garage and ample parking
In all about 0.3 acres
Freehold sale



BROOKSIDE

Brookside is a neatly presented house, standing in the middle of its gardens. Thought to originally be two semi-detached cottages, the property has historically been extended and planning was granted in 2002 to convert the loft, creating first floor bedroom accommodation.

In summary, the house now provides nearly 2,100 sq ft of accommodation, with three reception rooms in addition to three principal bedrooms and a further study/fourth bedroom.

The flow of rooms on the ground floor is superb, offering excellent options for family living. The front door leads into an entrance hall, with guest loo and home office just off. The main sitting room has a lovely bay window looking out over the front garden, with an open fireplace and door through to the adjoining living room, currently arranged as a dining room. The kitchen is fitted with traditional shaker-style units, with space for a breakfast table and door through to the utility/boot room at the rear. A back door connects the house nicely to the gardens. There are two further sizeable ground floor rooms; a ground floor bedroom has an ensuite shower room and there is a further study or fourth bedroom if one needed.

Upstairs, there are two bedroom suites. The principal bedroom has a walk-through dressing area leading to an ensuite bathroom. The other bedroom has an adjoining study/playroom/dressing area. There is also a family bathroom with separate walk-in shower.







OUTSIDE

Upon arrival, there is ample parking for three to four cars at the front of the house, as well as a single garage. The gardens at Brookside are divine and wrap around the house. the house sits in an elevated position, with terraced gardens to the front and steps up to the raised front lawn. The lower garden comprises lawns, established floral borders and as you might imagine with the name, a spring-fed brook runs along the edge of the garden, although this is often dry during the summer months. To the rear of the house is a lovely area of terrace, with a further pergola-covered seating area at the top with some gorgeous views of the valley beyond. Notably, there are three really decent sized garden sheds, providing workshop and storage space in addition to the garage.

There is a separate area of garden beyond a driveway* to the neighbouring properties. The owners have used this as an area of kitchen garden in the past, and there are some raised beds and a greenhouse.



LOCATION & AMENTIES

Dinton is a pretty village in the renowned Nadder Valley, within Cranborne Chase National Landscape. It is a village that combines beautiful countryside, deep history, and a genuinely active community without feeling overdeveloped.

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, a village hall, an active cricket club and two country pubs with outdoor seating.

Fovant is about 2.5 miles south with a village shop and it is also only 5 miles east of Tisbury's vibrant high street and independent shops and, of course, the mainline railway station to London Waterloo, with a journey time of around 1 hour 50 minutes.



The house is about 6 west miles from Wilton with its pretty market square, monthly artisan market and wide range of day-to-day amenities. The Cathedral City of Salisbury is 9 miles from the house, with a wide range of shops, restaurants and leisure facilities; the mainline train station here takes from 1 hour 25 minutes to London Waterloo.

There are some excellent state and private schools in the area including Chafyn Grove, The Cathedral School, Sandroyd and Godolphin, as well as being within the catchment areas of both Bishop Wordsworth's and South Wilts Grammar Schools in Salisbury and Shaftesbury Secondary School.

DIRECTIONS

Postcode: SP3 5HN

What3Words: ///unwanted.snowy.spots

ADDITIONAL INFORMATION

Services : Mains electricity, water and drainage. Oil-fired central heating. Broadband. There is an open fire in the sitting room.

Council Tax : Band F

Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

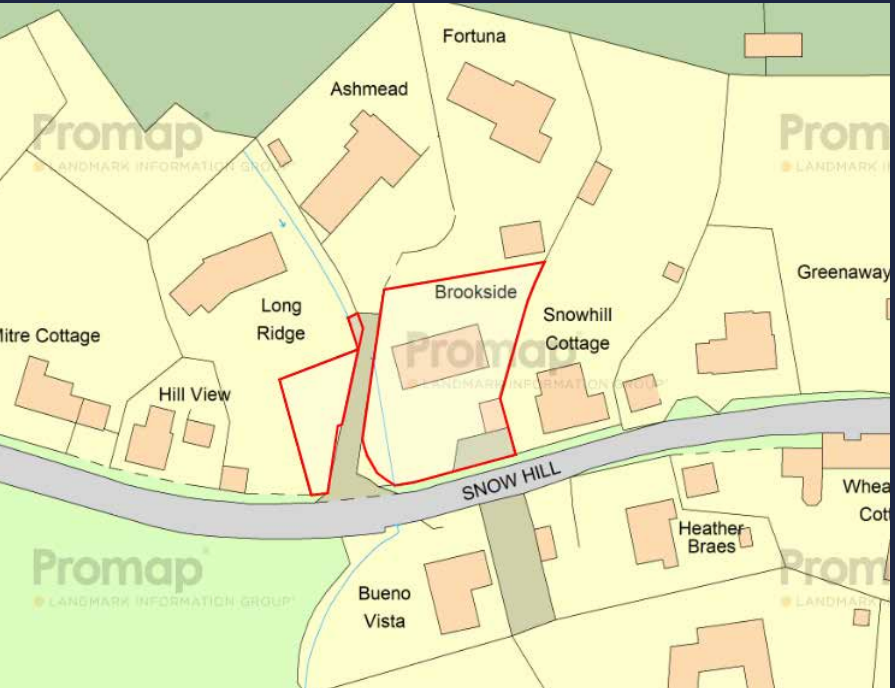
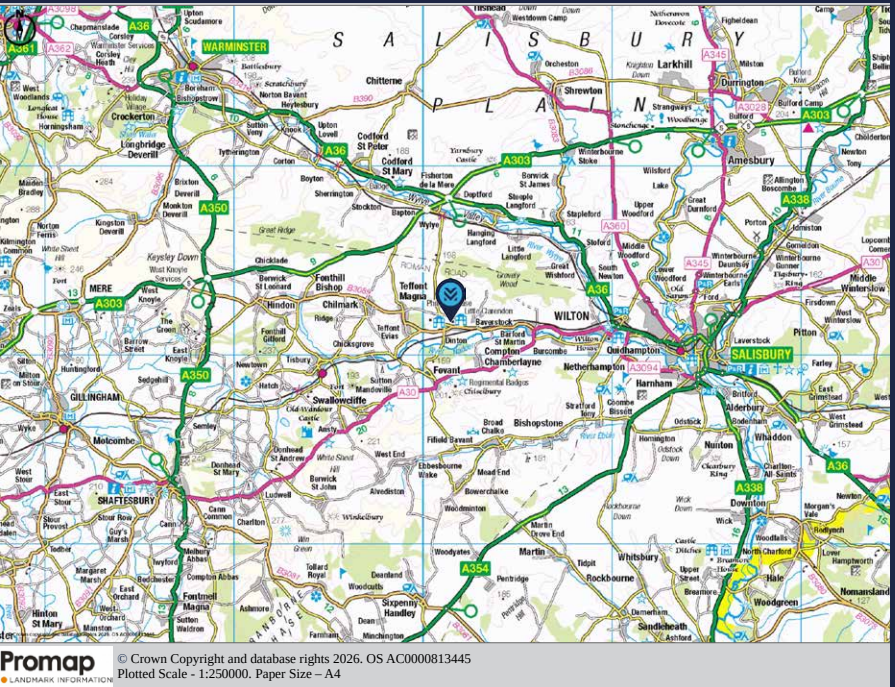
Viewings : Strictly by appointment with the sole selling agents Myddelton & Major.

Local Authority : Wiltshire County Council

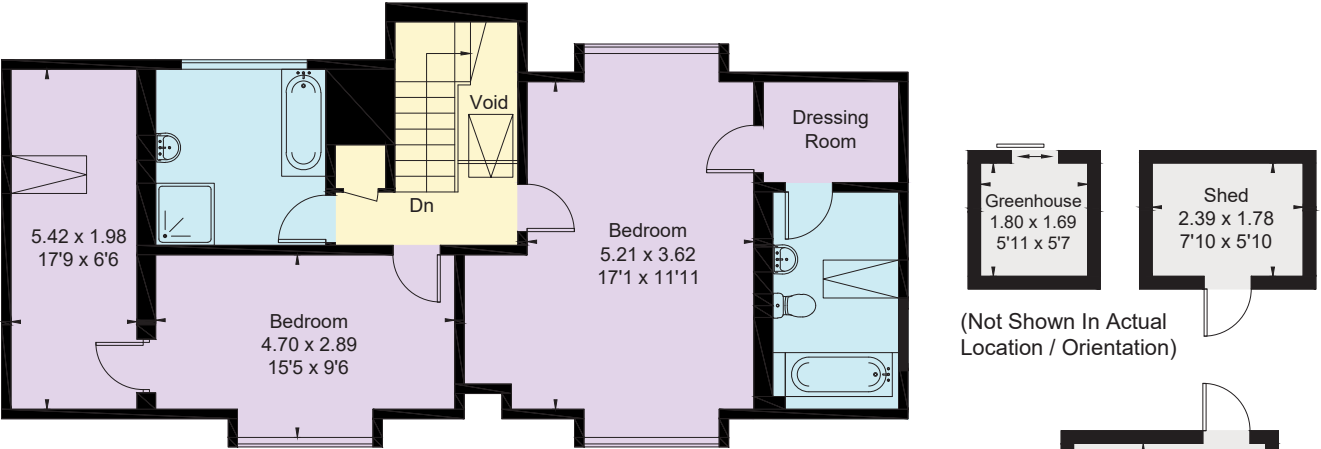
Tenure : Freehold

*Agents' Note : There is a pedestrian right of way in favour of Brookside over a driveway to the rearward neighbouring properties, leading to the separate vegetable area.

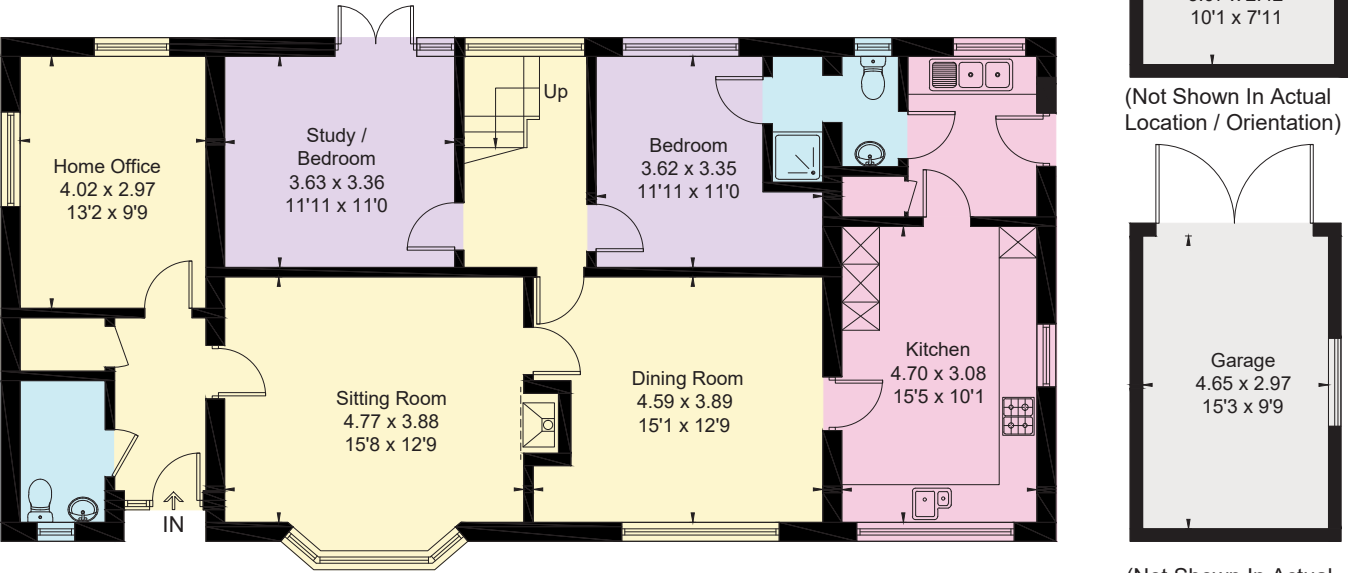
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Approximate Floor Area = 192.4 sq m / 2071 sq ft
Garage = 13.7 sq m / 147 sq ft
Greenhouse = 3.1 sq m / 33 sq ft
Total = 209.2 sq m / 2251 sq ft (Excluding Void / Sheds)



First Floor



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 #112101



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