







Key Features

- Charming Detached Cottage in Pretty Nadder Valley Village
- Quiet, Tucked away Position
- Open Plan Kitchen Dining Room, Fantastic Garden Room
- Underfloor Heating Throughout the Downstairs Accommodation
- Large Sitting Room with Log Burner
- Three Bedrooms, Ensuite to Main
- Further Family Bathroom, Plus Downstairs WC
- Gardens with Views Over the Neighbouring National Trust Fields
- Off-Road Parking, No Onward Chain

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

Services: The property is connected to mains electricity and water. Drainage is in the form of a shared sewage treatment plant. There is oil fired central heating (underfloor heating downstairs, radiators upstairs), as well as a log burner in the sitting room.

Location

The rural village of Dinton lies between Salisbury and Tisbury, on the chalk downs which divide the valleys of the Nadder and Wylde. Local stone is used extensively in the north of the village (including Railton Cottage) and there are several historic properties nearby, including Wilton House. Residents benefit from a large recreation ground hosting thriving sports teams, a village hall, two well-supported pubs and a primary school with a Good rating.

In addition, there are a number of stunning countryside walks including the National Trust's Dinton Park and the 'Two Mills on the Nadder' walk. Tisbury railway station and the A303 are a short drive away, and buses run to and from Wilton and Salisbury four times a day.

AGENTS NOTE

There is an additional 5 metre (approx.) strip of land, which the property currently enjoys. This land is owned by the National Trust, for which the owners have a lease that expires in 2112. They pay a ground rent of £15 per annum for this land.

Inside the Home

Originally a farm building, converted in the early 2000s, this charming detached cottage, has been beautifully cared for by the current owners, providing a modern style of living whilst maintaining charm and character throughout.

The accommodation includes an attractive timber framed garden room with underfloor heating, opening up into the kitchen dining room, providing a large space that can be open or closed, a large sitting room with log burner, downstairs WC, three bedrooms all with built-in storage, the large main bedroom also benefiting from ensuite facilities, and a further family bathroom.

Externally there are gardens to the side and rear, benefiting from views over the neighbouring countryside, as well as off-road parking for approximately two cars, as well as additional on-road parking at the front.

Outside Space

The property is located at the beginning of a small no through lane, where you enter a driveway providing private off-road parking, and a gateway with path leading up to the entrance.

There are private gardens which can be accessed from the double doors in the sitting room, as well as the garden room. From the garden room you step out onto a large paved area, perfect for garden furniture, with planted borders full of colour and life. A sweeping red brick path then leads you through the rest of the garden, mainly laid to lawn, again with planted borders, all benefitting from beautiful views over the neighbouring countryside, within which the current owners have enjoyed an array of wildlife. There is also a vegetable patch, along with two useful garden sheds providing storage.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

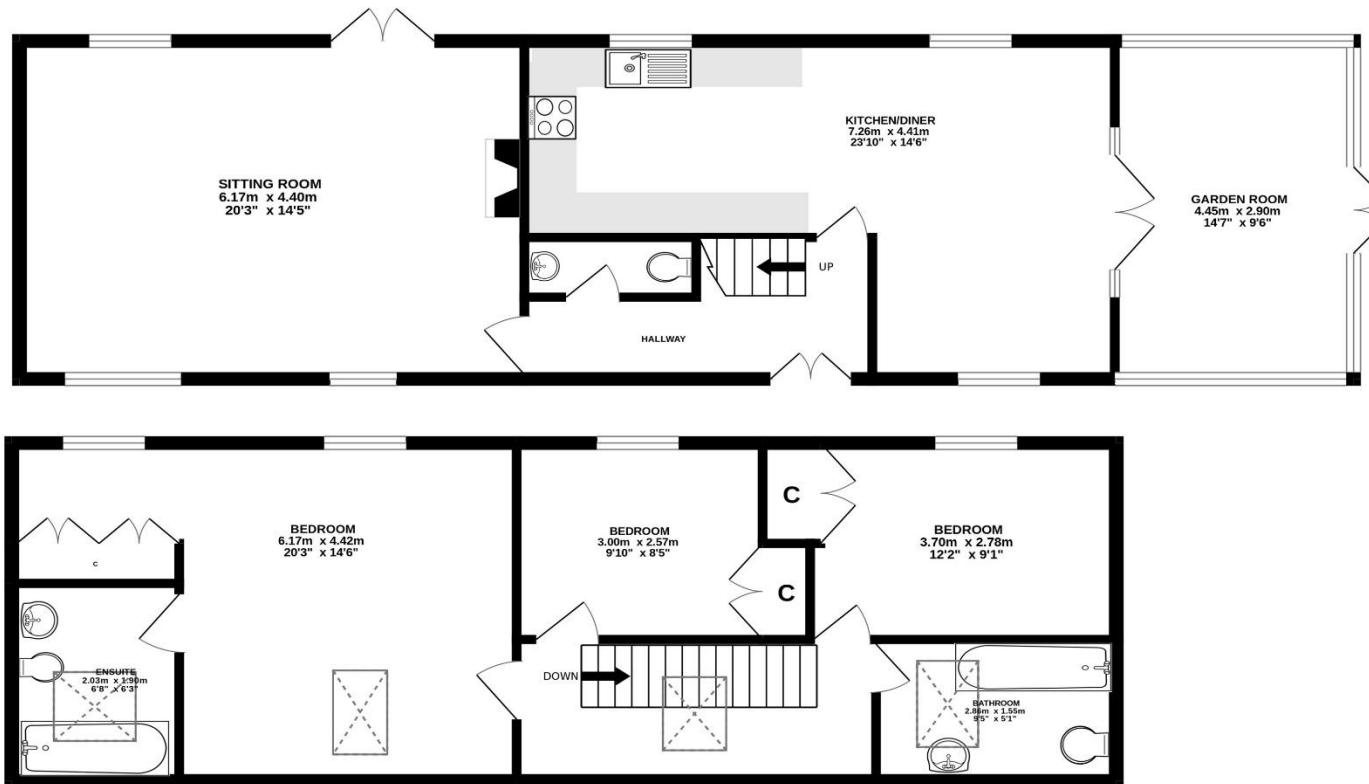
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TOTAL FLOOR AREA : 131.3 sq.m. (1413 sq.ft.) approx.

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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24 November 2025