



THE LAURELS

HIGH STREET, HINDON SALISBURY SP3 6DR

Boatwrights
Estate Agents





THE LAURELS

High Street, Hindon Salisbury SP3 6DR

Summary Of Accommodation

- Simply Stunning Grade II Listed Character Cottage
- Tucked Away at the Bottom of the High Street
- Magnificent Oak Framed Kitchen/Dining Room Extension
- Immaculately Presented with High Quality Fixtures and Fittings
- Further Enhanced by the Current Owners
- Additional Study/ Fourth Downstairs Bedroom with Shower Room Next Door
- Three Further Bedrooms, Two Further Bathrooms
- Beautiful South Facing Gardens
- Private Gravelled Driveway
- EPC: Exempt

The Property

Thought to date back to the 1700s, this simply stunning Grade II listed period cottage, tucked away at the bottom of the Hindon High Street, within easy reach of amenities and several countryside walks on the doorstep.

This elegant, immaculately presented, south facing cottage has been tastefully re-furbished in recent years, providing a modern style of living, yet maintaining its cottage charm with character features throughout.

The accommodation includes a large oak framed kitchen/dining room extension with adjoining utility area, sitting room with inglenook fireplace, a further family room/snug, a study, which could also make a downstairs fourth bedroom, and a downstairs shower room. Upstairs there are three further bedrooms, a large family shower room and a further separate bathroom.

Externally there are beautiful gardens and off road driveway parking.





Location

The village of Hindon is in a Conservation Area in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Hindon was a market town but is now a beautiful thriving, friendly village offering excellent amenities for its size, including an award winning Doctors' Surgery, a happy Primary School (good results), an excellent Community Shop and Post Office, CofE church, two public houses (The Lamb and The Grosvenor), a Sports and Social Club, a playground, and allotments for those with green fingers. There are also a number of stunning countryside walks from the village.

There are very good state and public schools in the area. The village has easy road access (2 miles) to the A303, and SW trains run from Tisbury (3 miles) to London Waterloo and Exeter. Shaftesbury is approximately 8 miles away, the historical cathedral city of Salisbury 19 miles away.

Outside

The property is located at the bottom of the village High Street, where you enter a private gravelled driveway, providing parking for a couple of vehicles. a paved pathway then leads you up to the front door.

The sunny south easterly facing gardens which are to the front and side of the property can be accessed via the porch, the entrance door, and the large bi-fold doors in the kitchen/dining room where you step out onto a patio, perfect for the garden furniture. The rest of the garden is mainly laid to lawn, bordered with raised beds full of colourful planting, mature hedging and wooden panel fencing.

At the top of the garden there is a timber shed, providing storage for the garden tools.

Tenure: Freehold

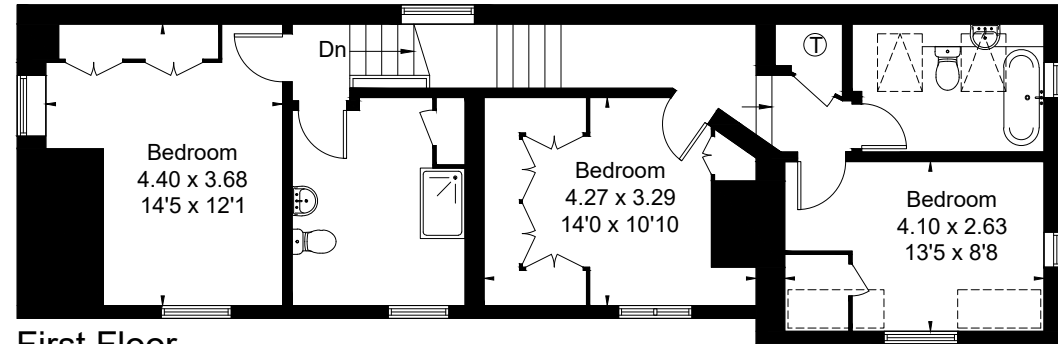
Services: The property is connected to mains water, electricity and drainage. There is oil fired central heating, including underfloor heating in the kitchen/dining room. In addition there is a wood burning stove in the sitting room. The current owners have recently put double glazing into the cottage, and obtained the relevant permissions. There is underfloor heating in the Utility Room/Boot Room. Full Fibre broadband is being installed in Hindon.

Local Authority: Wiltshire Council Tax, Band E.

Viewing: Strictly by appointment, only with Boatwrights. 01747 859 359. www.boatwrights.co.uk

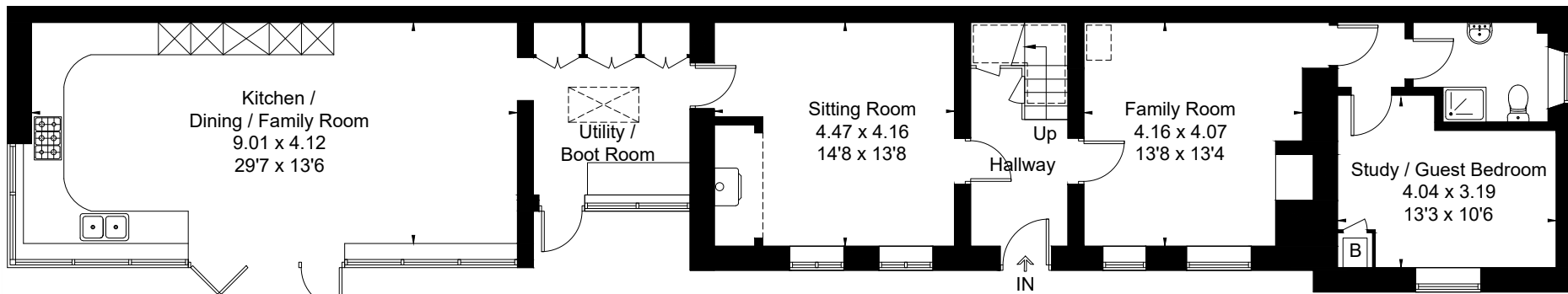


Approximate Floor Area = 185.2 sq m / 1993 sq ft



First Floor

[---] = Reduced head height below 1.5m



Ground Floor



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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. March 2025