





Key Features

- Substantial Family Home
- In Excess of 2100 Sq. Ft of Accommodation (Including Garage)
- Stunning Countryside Views
- Large, Recently Fitted Kitchen/Dining Room
- Cosy Sitting Room with Wood Burning Stove
- Four Bedrooms, Three Bathrooms
- Double Garage and Driveway Parking for Several Vehicles

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

Services: The property is connected to mains water, electricity and drainage. There is oil fired central heating and a wood burning stove in the sitting room. The property also benefits from solar panels and a 10kW battery which are owned by the property. There is a Quooker boiling water tap in the kitchen.

Location

The rural village of Dinton lies between Salisbury and Tisbury, on the chalk downs which divide the valleys of the Nadder and Wylfe. Local stone is used extensively in the north of the village 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 Ofsted rating. In addition, there are a number of stunning countryside walks including the Dinton National Trust Park & 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.

Inside the Home

Located in the heart of the village is this substantial family home which backs onto open countryside, and is close to village amenities. The property has been beautifully cared for and enhanced by the current owners, providing spacious living throughout.

This well-presented house comprises of over 2100 sq. ft of accommodation (including garage) over three levels. The ground floor includes an entrance hall, large, recently fitted (2025) high quality kitchen/dining room providing a fantastic family space, cosy sitting room with wood burning stove, utility room with external access to the rear, study, a shower room, and a further bathroom. On the first floor there are two double bedrooms, both benefitting from views over the neighbouring countryside, plus a modern fitted shower room. In addition, there is access to the eaves, providing accessible storage. The second floor has two further bedrooms again with countryside views. Externally there is a large double garage, garden shed, garden and parking for several vehicles.

Outside Space

The property is unique in that it sits within the heart of the village and benefits from the village amenities, yet has no immediate neighbours to either side. It is accessed from Hindon Road, where you enter a tarmac driveway, which has been recently extended, providing parking for several vehicles, as well as access to the double garage which has a large electric up and over door, power, lighting, water and further access to the rear via a single door. There is side access to the rear from either side of the property.

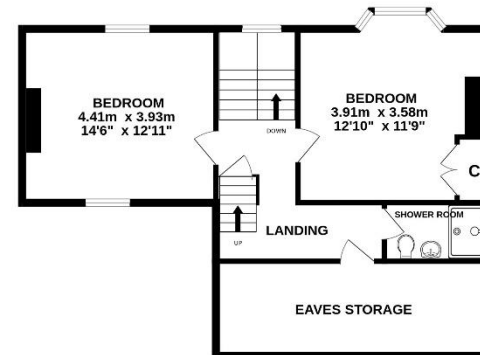
The rear garden can also be accessed from the utility room where you step out onto the south facing patio, looking out over the neighbouring grassland, owned by the National Trust. The rest of the garden is mainly laid to lawn, with a further stone-built seating area perfect for sitting out in the summer evenings. It is fenced to all sides.

The property benefits from beautiful views both internally and externally and has several countryside walks including the Dinton Mill, as well as the stunning Dinton Park, again run by the national trust.

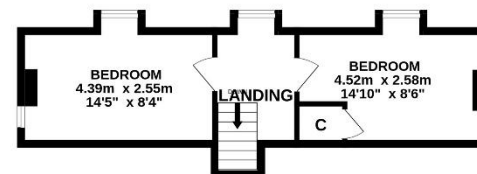
GROUND FLOOR
106.6 sq.m. (1148 sq.ft.) approx.



1ST FLOOR
62.7 sq.m. (675 sq.ft.) approx.



2ND FLOOR
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 197.8 sq.m. (2129 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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