



Snow Hill, Dinton

£570,000

Snow Hill, Dinton, Salisbury, Wiltshire SP3 5HN

- Single Storey Property in Popular Location ·Within Reach of Village Amenities
- Large Sitting Room Opening into Dining Room ·Well Appointed Kitchen
- Three Bedrooms, Ensuite to the Main ·Further Family Bathroom
- Separate Study, Plus Conservatory ·Off Road Parking
- South Facing Mature Gardens to Side and Rear ·EPC: Awaited.

DESCRIPTION

This substantial single storey property, which has been extended and enhanced over the years, located on the ever popular Snow Hill, a quiet spot within the heart of the village, with several countryside walks from the doorstep. The spacious, well appointed accommodation, which has a cottage feel includes a welcoming entrance hall, large sitting room, opening up into the dining room, which leads into a good sized kitchen with ample storage, conservatory with access into the garden, a separate study which could serve a number of different uses, three double bedrooms, with ensuite shower room to the main, and a further family bathroom. Externally there is off-road parking, gardens to the front and side, as well as a couple of useful garden sheds providing further storage.

LOCATION

The rural village of Dinton lies between Salisbury and Tisbury, on the chalk downs which divide the valleys of the Nadder and Wylye. 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 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.



SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired central heating.

LOCAL AUTHORITY

Wiltshire Council Tax, Band E.

TENURE

Freehold





OUTSIDE

The property is accessed off Snow Hill, a quiet lane within the heart of the village, where you enter a gravelled driveway, providing parking for several vehicles, as well as easy access to the front door and access to a large wooden shed. There is further access to either side of the property, leading to the rear.

The private, sunny, south facing rear garden, which wraps around to both sides, can also be accessed via double doors in both the sitting room and Conservatory, where a patio provides the perfect space for the garden furniture. The rest of the garden is mainly laid to lawn, bordered by mature planting and hedging.

Several countryside walks can be enjoyed from the doorstep.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

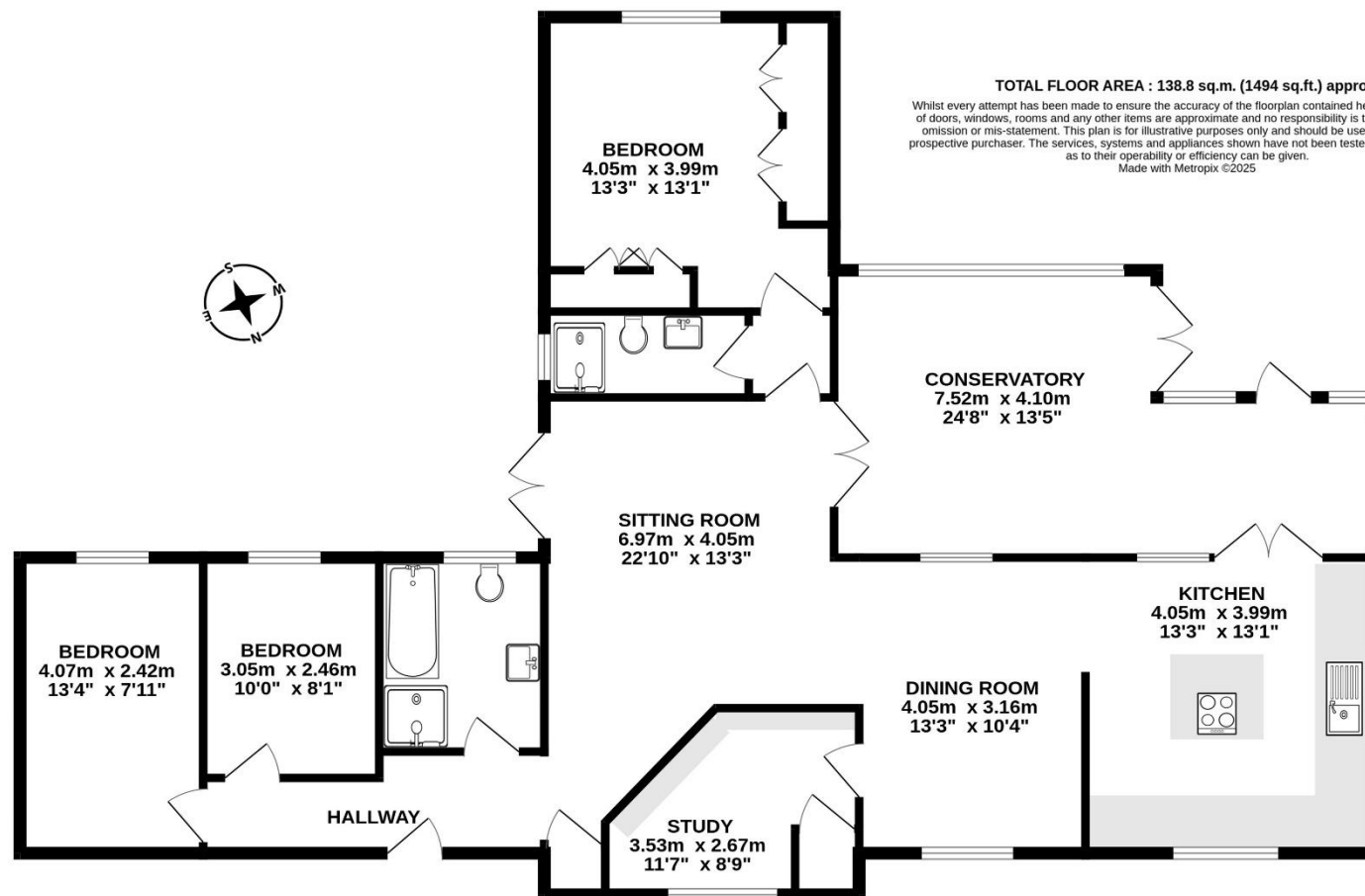
VIEWINGS

Strictly by appointment, only with Boatwrights.

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GROUND FLOOR 138.8 sq.m. (1494 sq.ft.) approx.



TOTAL FLOOR AREA : 138.8 sq.m. (1494 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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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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