Boatwrights Estate Agents

# High Street, Hindon

Asking Price: £420,000



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**Cutlers Cottage, High Street, Hindon, Wiltshire, SP3 6DP**

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## Key Features

- Two Double Bedrooms
- Sitting-Dining Room
- Kitchen
- Bathroom
- Utility and Stores
- Delightful Rear Garden Extending over 100'
- No Onward Chain

**Tenure: Freehold | EPC Rating: N/A | Council Tax Band: C |**

**Services: Mains water & sewage, Electric heating**

## Location

The charming and very picturesque 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 superb public houses (The Lamb and The Grosvenor), a Social Club, a playground, and allotments for those with green fingers. There are also a number of stunning countryside walks from the village. 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.

## Inside the Home

Cutlers Cottage is a truly enchanting period home brimming with soul and charm. Set back from the road in a peaceful position, this delightful cottage has been thoughtfully improved by the current owner and offers beautifully presented accommodation, complemented by a wonderful mature garden extending to over 100 feet in length. The property immediately impresses with its warm and inviting atmosphere. To the front is a delightful open-plan sitting and dining room, a characterful reception space featuring an a fireplace with log-burning stove, creating a cosy focal point. The kitchen is well arranged and complemented by a particularly useful large walk in pantry, providing excellent additional storage. A bathroom completes the ground floor accommodation. To the first floor are two generous double bedrooms, both enjoying a pleasant outlook over the village and benefitting from useful built-in storage/wardrobes. There are also two further cupboards on the landing, one housing the hot water tank . A further notable advantage is the excellent range of outbuildings, which include a utility room, store room and garden store.

## Outside Space

One of Cutler Cottage's most outstanding features is the beautiful rear garden. Extending to in excess of 100 feet, the garden has been lovingly cultivated and thoughtfully planted with an abundance of traditional cottage flowers, shrubs and perennials, creating a colourful and tranquil outdoor retreat.

Nb – There is lapsed planning permission for a ground floor extension, planning ref 19/01806/FUL www.wiltshire.gov.uk

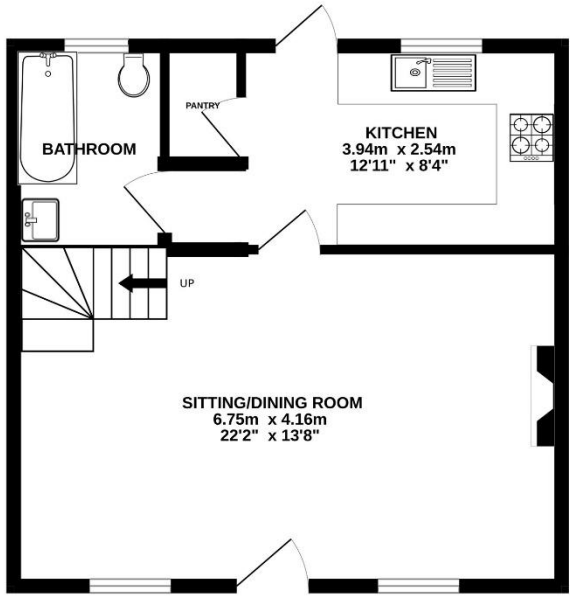
## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.
12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

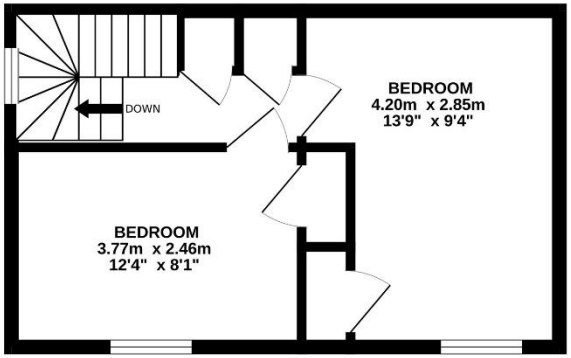
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GROUND FLOOR




1ST FLOOR




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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All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

**13 May 2026**