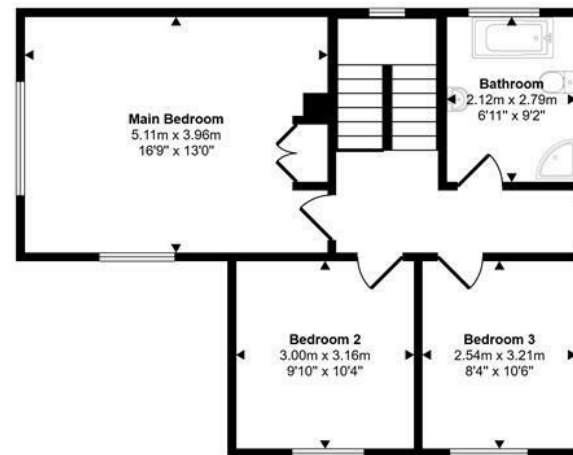


Ground Floor
Approx 96 sq m / 1037 sq ft



First Floor
Approx 56 sq m / 601 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Guide Price
£600,000

Hindon

A well presented three bedroom detached house, tucked away within a desirable rural village setting and enjoying views over the surrounding countryside.

The property offers spacious and well balanced accommodation, with a layout that is both versatile and well suited to modern living. The interiors are light and welcoming, with a natural flow throughout, creating a comfortable and practical home ideal for a range of buyers.

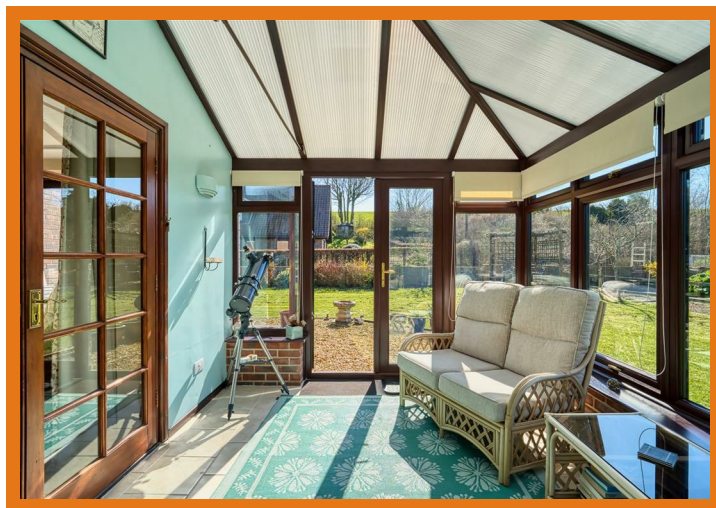
A particular feature of the property is its position, offering a sense of privacy while still being within reach of local village amenities. The outlook across neighbouring countryside further enhances the overall setting, providing an attractive and peaceful environment.

Externally, the property sits within generous grounds, complemented by ample parking and a double garage with loft room above, offering additional flexibility for storage or potential use.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



The Property

Accommodation

Inside

The accommodation is arranged over two floors and provides well proportioned and flexible living space throughout.

On the ground floor, a central hallway provides access to the principal rooms. The sitting room is a comfortable and well-sized reception space, featuring a wood-burner, and leading through to a conservatory which overlooks and provides access to the garden, creating a pleasant connection between the indoor and outdoor areas.

There is a separate dining room, ideal for both everyday use and entertaining. The kitchen is fitted with a range of modern cream shaker-style units with complementary worktops and tiled splashbacks, offering ample storage along with integrated appliances including a double oven and dishwasher, as well as space for further appliances. A separate utility area provides additional practicality.

Also on the ground floor is a study, along with a separate office, both offering

flexibility for use as home working spaces or additional accommodation if required. A useful WC completes the ground floor.

On the first floor, the landing leads to three bedrooms, with the main bedroom benefiting from built-in storage. The accommodation is served by a family bathroom.

Outside

The property enjoys a generous and well maintained garden, predominantly laid to lawn and benefiting from a south to south-easterly aspect, making it a particularly pleasant and sunny outdoor space.

The garden is fully enclosed and offers a good degree of privacy, with a range of features including patio seating areas, raised beds, a greenhouse and a garden shed, providing both practical and recreational use.

A gated gravelled driveway provides ample parking and leads to a double garage with a loft room above, offering excellent additional storage or potential for a variety of uses.

Useful Information
Energy Efficiency Rating C

- Council Tax Band F
- Wessex Fibre Internet Coming Soon
- Oil Fired Central Heating
- Septic Drainage
- Upvc Double Glazing
- Freehold
- Vendor will need to find onward purchase

Location and Directions

Hindon is a highly regarded village set within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, known for its attractive surroundings and strong sense of community.

The village offers a range of amenities including a well regarded primary school, community shop and post office, doctor's surgery, church, public houses and a sports and social club. The surrounding countryside provides a wealth of walking and outdoor pursuits, while further facilities can be found in nearby towns including Tisbury, Shaftesbury and Salisbury, the latter offering mainline rail services to London.

Postcode SP3 6EE

What3words ///tuck.cookers.widen///

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.