







## Key Features

- A Well Presented Detached Family Home
- Located in the Heart of this Popular Wiltshire Village
- Kitchen / Dining Room Providing a Fantastic Family Space
- Large Sitting Room with Wood Burning Stove
- Three Double Bedrooms with Ensuite to Master
- Further Family Bathroom, Plus Downstairs WC
- Single Garage, Plus Ample Off Road Parking
- Garden to the Rear
- No Onward Chain, EPC: C

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

**Services:** The property is connected to mains water, electricity and drainage. There is oil fired central heating as well as a wood burning stove in the sitting room.

## 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.

## Inside the Home

Constructed in 2009, this well-appointed detached family style home is located in the heart of the ever-popular Wiltshire village of Dinton, close to the village amenities and several countryside walks.

The spacious accommodation includes a kitchen/dining room, separate utility room, large sitting room with wood burning stove, and two double doors leading out onto the garden, downstairs WC, three double bedrooms, including a substantial main bedroom with ensuite shower room, and a further family bathroom.

Also, the property benefits from a single garage with side access onto the garden, off road parking for several vehicles and a garden to the rear.

## Outside Space

The property is approached by a large private drive from the Hindon Road, providing off road parking for several vehicles, as well as a single garage with electric door, power and lighting. There is a further area laid to lawn and side access leading to the back of the property.

The south facing rear garden can be accessed from the utility, garage and the two double doors in the sitting room where you step out onto a patio providing space for the garden furniture, perfect for outdoor entertaining. The rest of the rear garden is mainly laid to lawn, and is enclosed by wooden panel fencing backing onto woodland behind, a haven for wildlife.

## 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

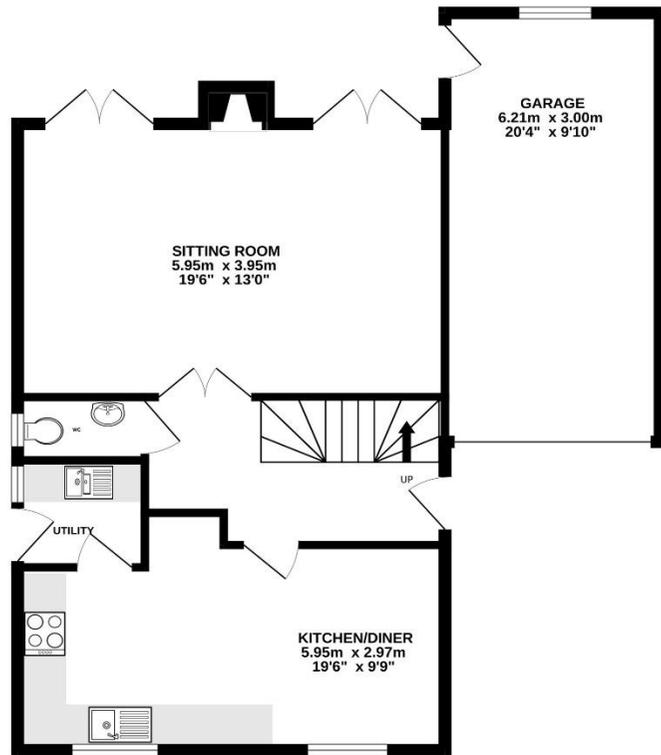
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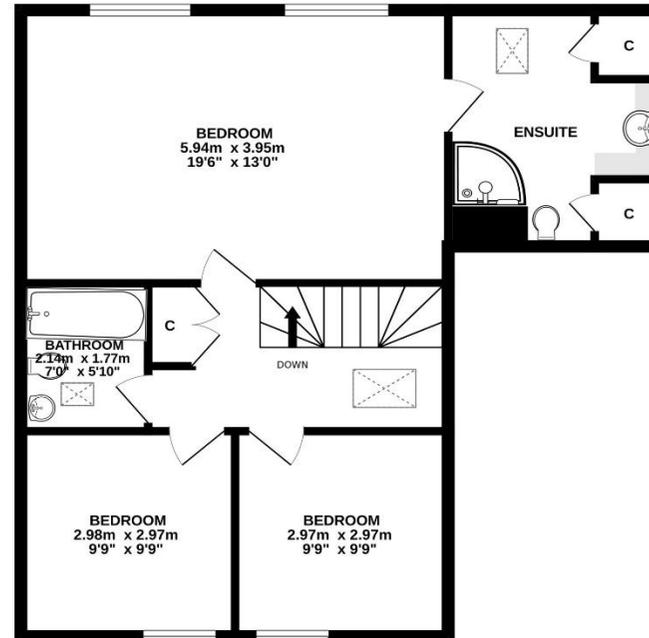
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property



**GROUND FLOOR**  
72.5 sq.m. (780 sq.ft.) approx.



**1ST FLOOR**  
63.5 sq.m. (684 sq.ft.) approx.



**TOTAL FLOOR AREA : 136.0 sq.m. (1464 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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**12 February 2026**