



4 EAST END COTTAGES

SANDHILLS ROAD, DINTON SALISBURY SP3 5EP

Boatwrights
Estate Agents





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Summary Of Accommodation

- Stunning Detached Cottage in an Idyllic Rural Setting
- Recently Enhanced to the Highest Standard
- Full of Charming Original Character Features
- Kitchen Dining Room with Charming Cottage Style
- Sitting Room with Inglenook
- Conservatory, Utility Room & Downstairs WC
- Three Bedrooms, One Bathroom
- Large Outbuilding
- Ample Off-Road Parking
- Stunning Gardens which has been Landscaped
- No Onward Chain
- EPC: F

The Property

A quintessential detached thatched unlisted cottage, beautifully positioned within the sought-after Nadder Valley, enjoying a tucked-away and wonderfully private setting.

The property itself is brimming with charm, soul and character, and has been comprehensively refurbished by the current owner. It now offers a stylish, contemporary interior while carefully preserving the cottage's original integrity and period features.

The accommodation comprises a hallway opening to a welcoming dual aspect sitting room with an impressive inglenook fireplace, forming a cosy focal point. The beautifully appointed kitchen/dining room, ideal for modern living sits the other side of the hallway. Newly fitted with traditional units around the character features of the room including another inglenook. A well designed larder/pantry cupboard serves the kitchen. The dining area is generous with aspect to the front enjoying views from the window seat.

Leading from the kitchen, a useful boot room gives access to a versatile pantry/hobbies room — a wonderfully adaptable space, perfectly suited to a home office, studio or peaceful retreat for creative pursuits. Beyond, the boot room connects to a day room/utility area with doors opening onto the garden, creating a natural extension of the living space and ideal for day-to-day family life.

To the first floor are three generous double bedrooms, all with aspect to front, enjoying the wonderful views. Each room well appointed without losing the integrity and soul of the original house. The principal bedroom benefits from built-in wardrobes, and all rooms are served by a well-presented family bathroom.





Location

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

Outside

Occupying an exceptionally generous corner plot, the cottage provides extensive driveway parking leading to the workshop. The gardens are a true highlight— thoughtfully laid out and stocked with an array of cottage-style planting and mature fruit trees, the apple trees produce exceptional apples currently used for an apple juice cottage enterprise. The garden creates a colourful and tranquil environment that enjoys the sun from sunrise through to sunset with a variety of sitting areas to enjoy the wonderful views.

Workshop

An extensive workshop, equipped with power and light, is currently arranged as a useful storage area. Given its size and versatility, it offers excellent scope for alternative uses, including a home studio, workspace or potential ancillary accommodation, subject to the relevant permissions.

Tenure: Freehold

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

Local Authority: Wiltshire Council, Band TBC.

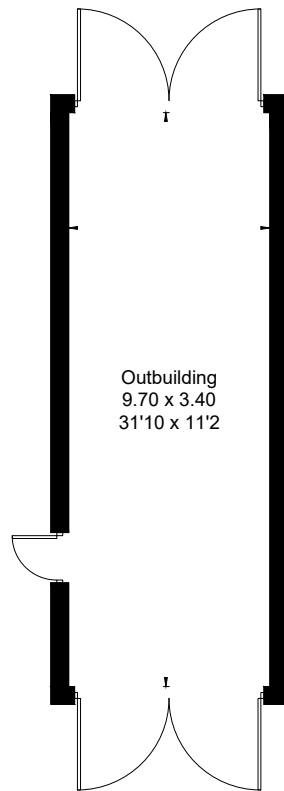
Viewing: Strictly by appointment, only with Boatwrights.

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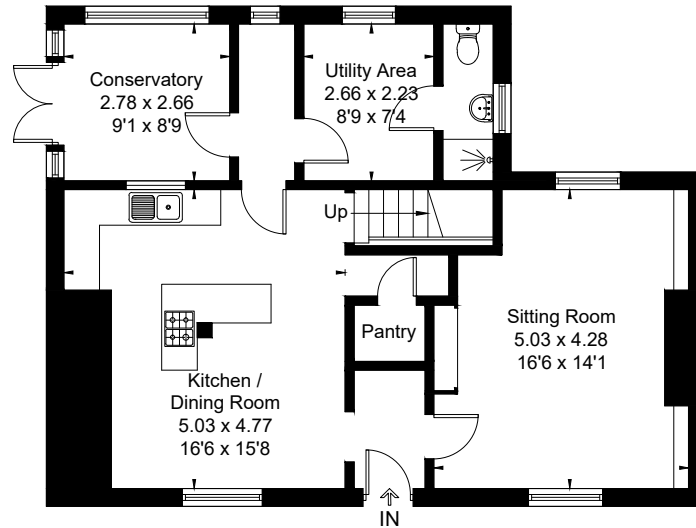
Approximate Floor Area = 125.5 sq m / 1351 sq ft
 Outbuilding = 33.0 sq m / 355 sq ft
 Total = 158.5 sq m / 1706 sq ft



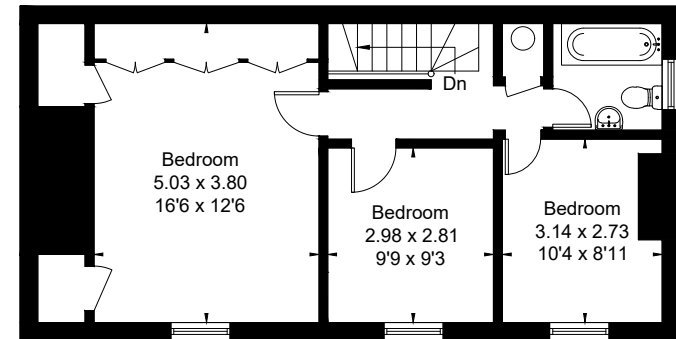
Outbuilding
 9.70 x 3.40
 31'10 x 11'2

Outbuilding

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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Important Notice

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. May 2026