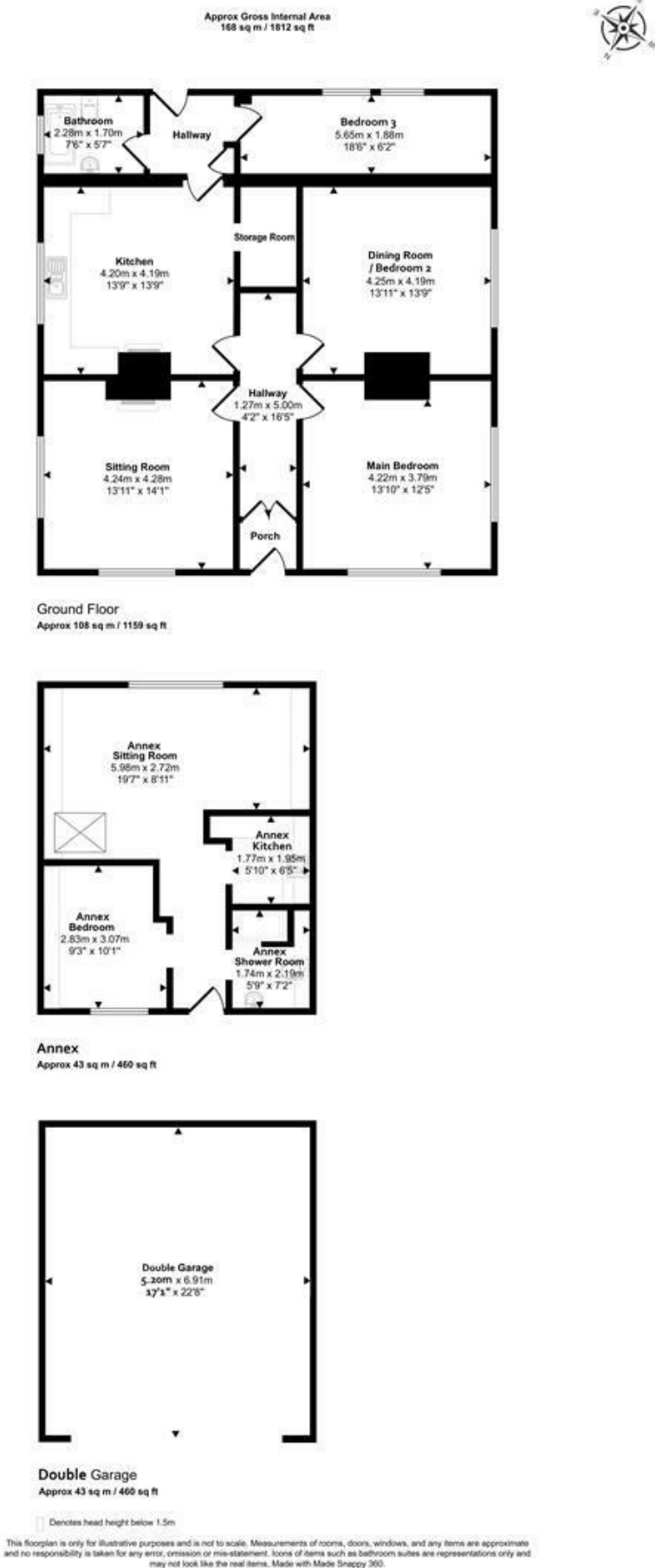




Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Dene
Hindon

Guide Price
£485,000

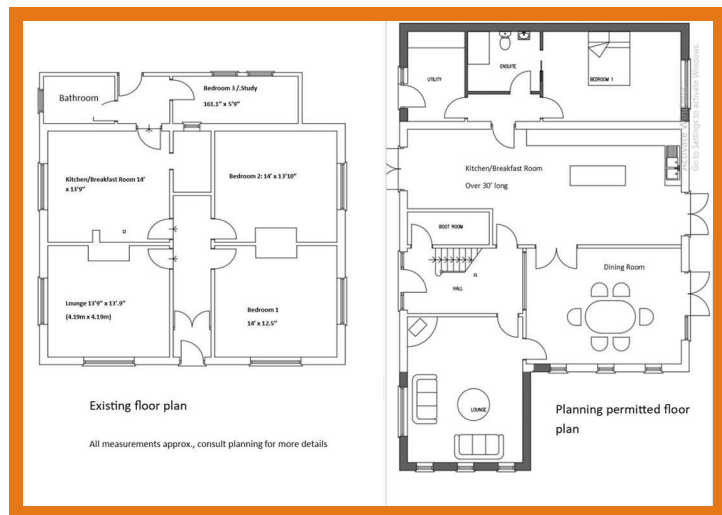
A three-bedroom detached bungalow offering an exciting opportunity for a purchaser looking to create a home to their own specification, with the considerable benefit of planning permission already granted to transform the existing bungalow into a two-storey property. The sale also includes a detached double garage with a well-presented, self-contained annexe above.

The bungalow itself requires extensive renovation but currently offers generous and well-proportioned accommodation, including three bedrooms, a large kitchen and a good-sized sitting room with fireplace. For those wishing to undertake a more substantial project, the existing planning permission provides the opportunity to significantly remodel and enlarge the property by creating a two-storey home.

A particular feature is the detached double garage with the self-contained annexe above. This is well presented and provides a bedroom, sitting room, dining area, kitchen and shower room, making it ideal for extended family, guests or, particularly usefully, as comfortable accommodation while renovation or building works are carried out to the main property.

Outside, there are generous front and rear gardens, plenty of driveway parking and the detached double garage.

Set within the wonderful Wiltshire village of Hindon, the property combines a generous plot, flexible additional accommodation and significant development potential, making it a rare opportunity for a purchaser wishing to create an individual home in a highly desirable village setting.



The Property

Inside

The front door opens into a central hallway with doors leading to the principal rooms. To the front is a good-sized sitting room with an open fireplace. The kitchen/dining room is a particularly generous space, providing plenty of room for both cooking and dining and making it one of the main living areas within the bungalow. There are three further good-sized rooms, giving plenty of flexibility. These can be used as bedrooms, although one would work equally well as a separate dining room, the another room that can be used as a study or bedroom three. The bathroom is positioned towards the rear of the bungalow there is also a back door to the rear garden. The accommodation requires modernisation throughout but offers a really good amount of space and gives a purchaser the opportunity to update and improve the bungalow to suit their own needs.

Annexe

Above the detached double garage is a separate one-bedroom annexe, accessed via a wooden staircase to the rear. The accommodation is well presented and comprises a good-sized sitting room,

separate dining room, fitted kitchen, double bedroom and shower room. It is completely separate from the main bungalow and offers really useful additional accommodation, whether for extended family, guests or home working. It would also be particularly practical for someone wanting somewhere comfortable to live while carrying out renovation works to the bungalow.

Outside

The property benefits from good-sized gardens to both the front and rear, predominantly laid to lawn and offering a good degree of enclosure and privacy. The front garden is approached via the driveway. The rear garden is again a generous size and offers plenty of scope for landscaping, entertaining or creating further outdoor living space. There is also a patio area positioned close to the annexe.

Garage and Parking

A major feature is the detached double garage, providing excellent parking, workshop or storage space. There is parking on the driveway for three to four cars.

Useful Information

Energy Efficiency Rating TBC
Council Tax Band: C
Freehold
Septic Tank
No Central Heating
Annexe is electric heating
Vendor will need to find an onward purchase
Planning application number - PL/2022/08993

Location and Directions

Hindon is a highly sought-after Wiltshire village, renowned for its attractive period homes, strong community and excellent local amenities. The village has a shop, two traditional pubs, a primary school and doctor's surgery. The surrounding countryside provides an abundance of walking and riding routes, while Shaftesbury, Salisbury and Warminster are all within convenient reach and provide a wider range of shopping, leisure and transport facilities.

Postcode SP3 6EE

What3Words: meanders.mended.hobbit

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.