





Lindfield Cottage, The Green, East Knoyle, Wiltshire, SP3 6BN

What 3 Words: ///likewise.rectangular.harsh



Key Features

- Beautifully Extended Accommodation
- Three Bedrooms & Two Bathrooms
- Stunning High Specification Kitchen / Dining Room
- Attractive Private Gardens Spanning Approx. 0.5 Of An Acre
- Dual Aspect Sitting Room
- Gorgeous Sun Terrace
- Off Road Parking
- Garage
-

Tenure: Freehold | **EPC Rating:** D | **Council Tax Band:** D

Services: Mains water, electricity and drainage are connected. Heating is in the form of an oil-fired central heating system.

Location

The beautiful and typically English Village of East Knoyle is located on the Wiltshire/Dorset border with its surrounding area well known for its natural beauty and undulating countryside, yet is still extremely accessible, as the A303 is about two miles north of the village and provides access to the national motorway systems and airports via the M3 and access to the coast via the A350. East Knoyle, the birthplace of one of England's best known historical architects Sir Christopher Wren also offers a range of amenities in the form of a well thought of public house The Fox & Hounds, the Church of St. Mary, community shop and post office as well as variety of clubs including a drama club and wine society. There are also several footpaths within the village to be enjoyed throughout the seasons.

The area is also very popular because of the excellent selection of schools at all levels. There are popular primary schools in the local villages and Salisbury has retained its grammar schools. Public schools in the area include Warminster, Port Regis, Bryanston, Sandroyd, Canford and Sherborne. Salisbury has the Cathedral School.

Inside the Home

Welcome, to the immaculately presented, Lindfield Cottage. Having been tastefully extended by the current owners, this cracking home has seen multiple upgrades during recent years. With the accommodation now totalling over 1200 sq.ft this fantastic home offers something for everyone.

Briefly comprising an entrance hall, dual aspect sitting room, superb kitchen/dining room, three double bedrooms with en suite facilities for the main room as well as a further family bathroom.

Outside Space

To the front of the property is a tarmac driveway providing ample off-road parking for several vehicles. In turn is a front garden that is mainly laid to gravel with bordering mature shrubbery for ease of maintenance. At the rear is a stunning sunny garden that is mainly laid to lawn and bordered to all sides.

There are vibrant levels of shrubbery, specimen trees, colourful planting beds throughout this private, peaceful and tranquil outside space that can be enjoyed throughout the seasons. In addition is an elevated sun terrace that is accessed off the kitchen/dining room which provides the perfect spot to entertain.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

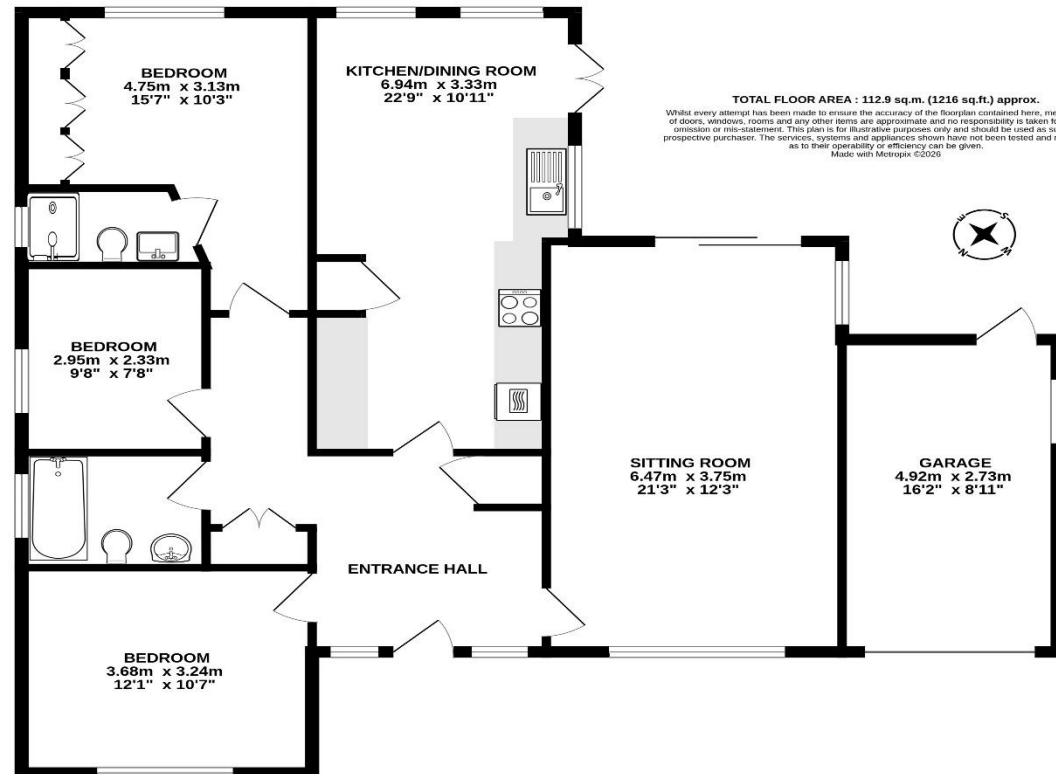
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GROUND FLOOR
112.9 sq.m. (1216 sq.ft.) approx.



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Important Notice

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04 June 2026