



THORNBANK

ANGEL LANE, HINDON SALISBURY SP3 6DW

Boatwrights
Estate Agents





THORNBANK

Angel Lane, Hindon Salisbury
SP3 6DW

Summary Of Accommodation

- Substantial Property in Tucked Away Position
- Close to High Street & Village Amenities
- Large L-Shaped Kitchen Dining Room
- Fantastic Sitting Room with Access into the Garden
- Four Bedrooms, Two Bathrooms
- Mature, South Easterly Gardens to the Rear
- Double Garage Plus Ample Driveway Parking
- Additional Title Being Sold with Property
- No Onward Chain
- EPC: Awaiting

The Property

A substantial single storey property, sitting within a plot of approximately 0.37 of an acre, located within a tucked away position, just off of the Hindon High Street, on the edge of the village, yet within close proximity of the well stocked village amenities.

Comprising of over 2100 sq ft (including garage), the versatile accommodation is very spacious throughout with large rooms providing a modern style of living, including a large L-shaped kitchen dining room, sitting room with fireplace and access into the garden, four double bedrooms, the main with ensuite facilities and a further family bathroom.

Externally there is ample off road driveway parking, further double garage and fantastic gardens to the side and rear.





Location

The village of Hindon is in a Conservation Area in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Hindon was a market town but is now a beautiful thriving, friendly village offering excellent amenities for its size, including an award winning Doctors' Surgery, a happy Primary School (good results), an excellent Community Shop and Post Office, CoFE church, two public houses (The Lamb and The Grosvenor), a Sports and Social Club, a playground, and allotments for those with green fingers. There are also a number of stunning countryside walks from the village.

There are very good state and public schools in the area. The village has easy road access (2 miles) to the A303, and SW trains run from Tisbury (3 miles) to London Waterloo and Exeter. Shaftesbury is approximately 8 miles away, the historical cathedral city of Salisbury 19 miles away.

Outside

The property is accessed via a private lane, owned by this property which leads you into the driveway, providing parking for several vehicles, as well as access to the double garage with electric up and over door. There is access to the rear via both sides of the property.

The sunny, south easterly facing rear garden can also be accessed from the utility room, as well as the sliding doors in the sitting room where you step out onto a patio providing space for the outdoor furniture. The gardens which wrap around to the side of the property, as well as to the rear, provide a high degree of privacy, and have been beautiful cared for over the years, mainly laid to lawn, with colourful planting and a couple of small trees providing a bit shade, all bordered by hedging and wooden panel fencing.

The property comes with an additional title which includes the driveway, the land in front of the property as well as a further area off of the lane, which provides space for further parking or potential outbuilding (STPP), but most importantly protects the property.

Tenure: Freehold

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

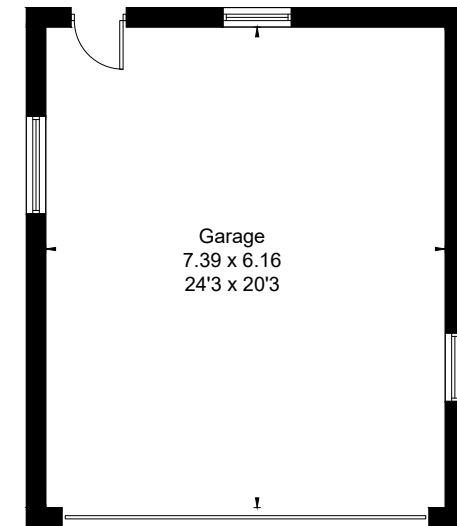
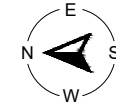
Local Authority: Wiltshire Council, Band G.

Viewing: Strictly by appointment, only with Boatwrights. 01747 859 359. www.boatwrights.co.uk





Approximate Floor Area = 151.5 sq m / 1631 sq ft
Garage = 45.5 sq m / 490 sq ft
Total = 197.0 sq m / 2121 sq ft



(Not Shown In Actual Location / Orientation)



Boatwrights Estate Agents Ltd
Registered in England No. 9514957 High Street Tisbury Wiltshire SP3 6LD
Tel 01747 859359
Email tisbury@boatwrights.co.uk

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. July 2026