



2 LOVEGROVE ACRE

DINTON, SALISBURY, SP3 5DX

Boatwrights
Estate Agents





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Summary Of Accommodation

- A Substantial Family Home, in Excess of 2400 Sq Ft (Plus Double Garage)
- Located in Quiet Tucked Away Cul De Sac
- Large Kitchen/Dining Room with Separate Utility Room
- Sitting Room with Wood Burning Stove, Two Additional Receptions
- Four Double Bedrooms, Two with Ensuite Facilities
- Further Family Bathroom, Plus Downstairs WC
- Double Garage, Plus Ample Off Road Parking
- Fantastic Gardens to the Rear
- Several Countryside Walks from the Doorstep
- EPC: D

The Property

Situated on a plot of approximately 0.4 of an acre, this is a substantial family home, located in the heart of the village, within a quiet tucked away cul de sac location, within reach of village amenities and several stunning countryside walks.

The property comprises of over 2400 sq ft of accommodation (plus double garage), with spacious rooms, arranged over two floors, providing versatile, practical living whilst maintaining a village, homely feel throughout.

To the ground floor there is a welcoming entrance hall with solid oak floors, large kitchen/dining room, with separate utility room providing access into the garden, sitting room with wood burning stove, opening up into a further reception, currently used as a playroom, but could serve a number of different uses, additional study, again with oak flooring and a downstairs WC.

The first floor comprises of four large double bedrooms, two with ensuite facilities, as well as a further family bathroom, with large airing cupboard.

Externally the property benefits from ample off road parking, a double garage and beautiful sunny gardens to the rear.





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 and 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

The home is set off the road, in a quiet immaculately cared for cul de sac, and is sat on a plot of approximately 0.4 of an acre, where you enter a driveway providing ample off-road parking and access to the detached double garage with up and over doors, as well as having water connected. There is access to the rear from both sides of the property.

The gardens which expand to both the rear and sides of the property offer a large degree of privacy, and can be accessed from the kitchen/dining room, utility and sitting room where you step out onto a large patio providing ample space for the garden furniture. The remaining garden is mainly laid to lawn with contoured abundant floral and herbaceous beds and borders, providing colour and life.

There is further external space at the front of the property, currently with mature planting, but could have potential for further enhancement (STPP).

Tenure

Freehold

Services

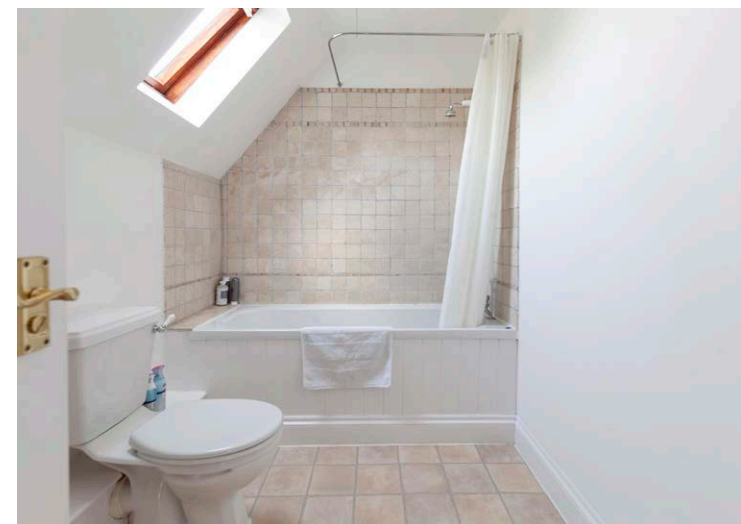
The property is connected to mains electricity, water and drainage. There is gas fired heating as well as a wood burning stove in the sitting room. The garage has water connected to it.

Local Authority

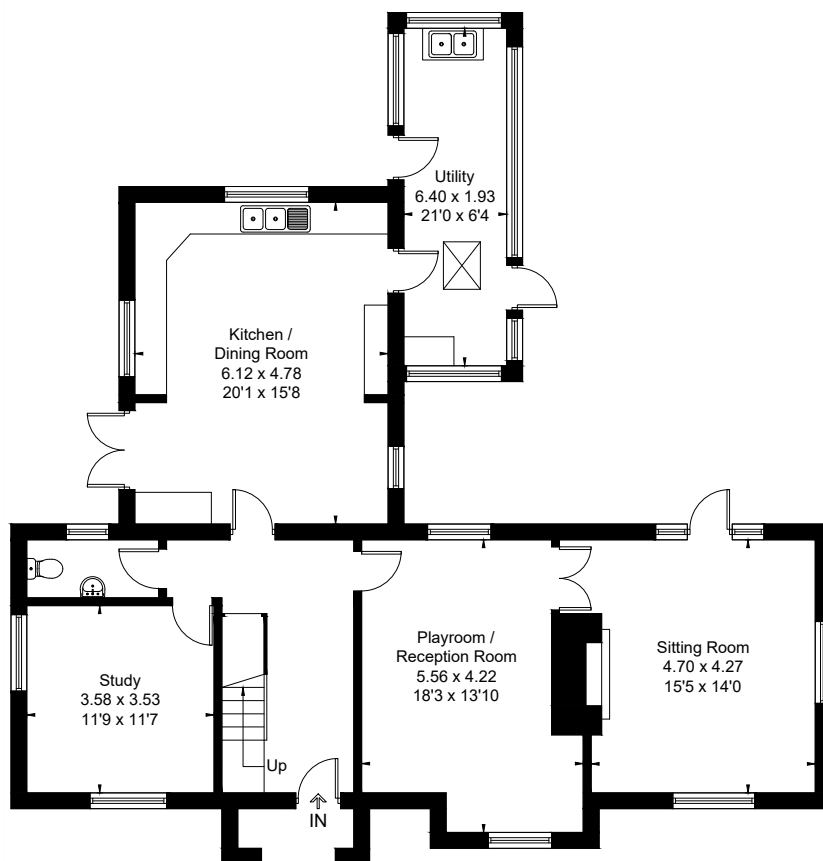
Wiltshire Council, Band G.

Viewing

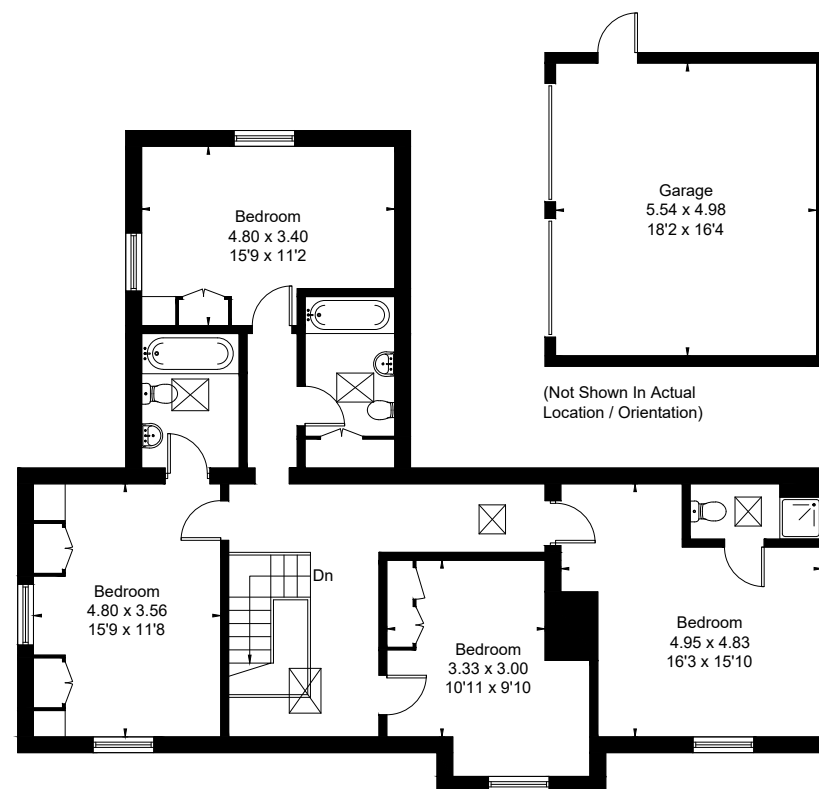
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Approximate Floor Area = 226.0 sq m / 2430 sq ft
 Garage = 27.4 sq m / 295 sq ft
 Total = 253.4 sq m / 2725 sq ft



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. July 2026