







Key Features

- A Beautiful 19th Century Cottage with Good Height Ceilings
- In the Heart of Village, Close to Amenities, Whilst Quiet/Tucked Away
- Kitchen/Dining Room, Separate Utility/WC
- Stunning Sitting Room with Woodburning Stove
- Conservatory & Study/Fourth Bedroom
- Three Bedrooms, Two Bathrooms
- Private & Enclosed Garden to Front & Rear, Off-Road Parking
- No Onward Chain
- EPC: E

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

Services: The property has mains water, drainage, and electricity. There is oil-fired central heating as well as a wood burning stove in the sitting room, and an oil fired Rayburn in the kitchen.

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 organised village offering excellent amenities for its size, including an excellent 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. As well as boasting a number of stunning countryside walks.

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.

Inside the Home

Dating back to the late 19th Century, Courtyard Cottage is located upon Pig Alley and was built in honour of Queen Victoria's Jubilee, built from local red brick and Chilmark stone combined. The property is situated in a tucked away location just off of Hindon High Street and has been further enhanced by the current owners, whilst maintaining a number of character features.

The spacious accommodation includes a kitchen diner with oil fired Rayburn, plus separate cooker and hob, large sitting room with a wood burning stove, conservatory with access into the garden, separate utility room with WC, small study/fourth bedroom currently providing useful storage, three further bedrooms, with an ensuite and built in storage to the master and additional family bathroom. Externally there is off-road parking and an enclosed private garden with a useful garden shed.

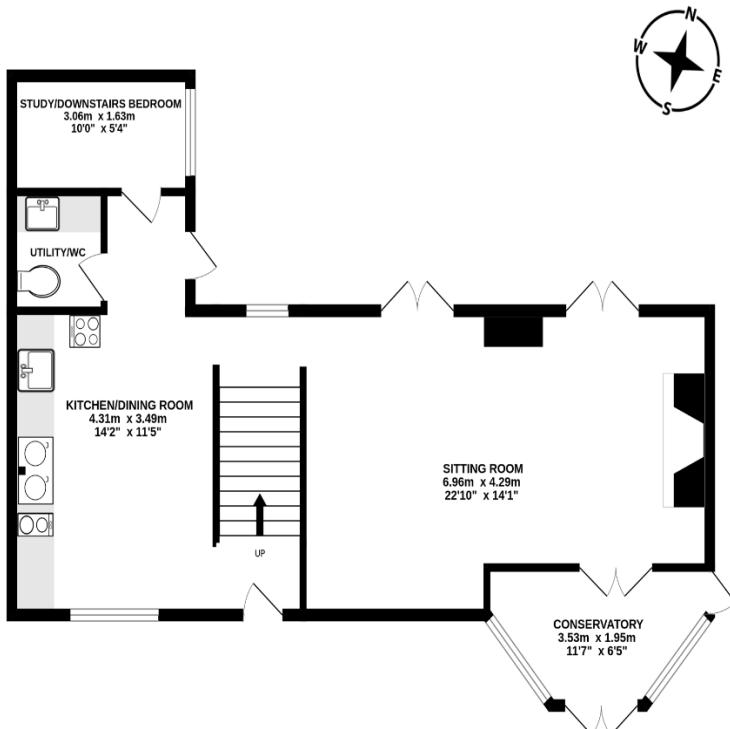
Outside Space

The property can be accessed from Hindon high street by foot via the beautiful listed cobbled pathway of Pig Alley, as well as a side gate on Field Way, where you enter the courtyard garden. There is also a vehicular access via School Lane, where a shared driveway leads to the off-road parking.

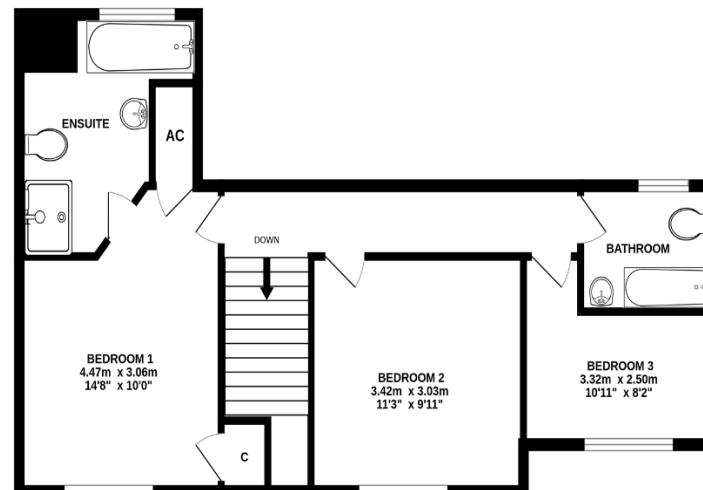
The majority of the sunny, south easterly facing garden, which has been opened up by the current owners, is at the front of the property, and can be accessed from both the kitchen diner and the conservatory. There is a large patio area ideal for outside entertaining, as well as an area of lawn all enclosed by wooden panel fencing. In addition there is a gravelled area, a recently fitted garden shed and a gate which provides access to the parking area.

To the rear of the property is a small courtyard style garden which attracts the afternoon sun, and can be accessed from both the utility and sitting room. This area is enclosed by a character stone wall and is bordered with a flower bed, which comes to life in the summer months.

GROUND FLOOR
63.3 sq.m. (681 sq.ft.) approx.



1ST FLOOR
56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA : 119.4 sq.m. (1285 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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