

Myddelton&Major

Hindon Road

DINTON





1 The Green, Hindon Road, Dinton, Wiltshire, SP3 5EA

- Newly Built Detached House
- Kitchen/Dining Room
- Sitting Room
- Study
- Utility Room
- Main Bedroom with En Suite
- South Facing Terrace
- 2 Further Double Bedrooms
- Family Bathroom
- Large Single Garage

The Property

Whilst originally a bungalow, 1 The Green has been the subject of a comprehensive rebuild and extension program, the result of which is a stunning, very high specification, light and airy detached house with very well proportioned accommodation that is naturally very well lit.

The front door opens into a welcoming and spacious entrance hall which entices you in and has double doors which open into the kitchen/dining room. This is very much the hub of the house and the kitchen has been very well designed and features high quality hand-built units with quartz worktops, with space for a range cooker and a fridge/freezer. The kitchen/dining room opens into the sitting room, creating open plan living whilst retaining some natural separation. The sitting room has bi-fold doors leading to the garden on two elevations and a woodburning stove. To the front of the property is a spacious study, which is currently used as a second reception room but could easily also be a ground floor bedroom, if required, and a door from the kitchen/dining room leads to the utility room. This has matching units with the kitchen and a separate door leading to the driveway. A ground floor cloak room (which it is felt could easily be converted into a wet room, if required) and integral single garage round out the ground floor accommodation.

On the first floor the three double bedrooms all have built in, high quality, wardrobes and the main bedroom benefits from a well fitted en suite shower room (with a large walk in shower) and a large terrace, giving exceptional open outlooks to the south and west across the adjoining fields, which are owned by the National Trust. The family bathroom has again been very well fitted with a bath and separate walk in shower cubicle.

A newly built, high specification, 3 bedroom detached house with exceptional open outlooks over fields to the rear, in a popular village.

Tenure: Freehold

Size: 1,980 ft² (inc. garage)

EPC Rating: C (71)

Council Tax Band: E



3



2



2



5

Services - Mains electricity, water and drainage. Oil fired central heating. Ofcom suggests broadband speeds of up to 80Mbps are available and that all major mobile networks should have full coverage.

Tisbury 5 Miles • Wilton 5.4 Miles • A303 6 Miles • Salisbury 9 Miles



Outside

To the front of the property is a driveway providing plenty of off road parking, which leads to the larger than normal attached single garage, with a paved path leading to the front door. The majority of the garden is found to the side of the property, with extensive open outlooks across the fields to the south. This has been professionally designed by a member of a Chelsea Flower Show Gold Medal winning team, with a large patio for al fresco dining, raised beds and a framework for espaliered fruit trees to be planted against. The National Trusts owns much of the land in and around the village, including the fields to the rear and side of the property which we understand can only be used for organic grassland meadow. To extend the garden in 1940 part of the side meadow was attached to the property by way of a lease which currently expires 16/8/2117 and the annual rent is a nominal £1, if demanded. Further details can be obtained from the office, if required.

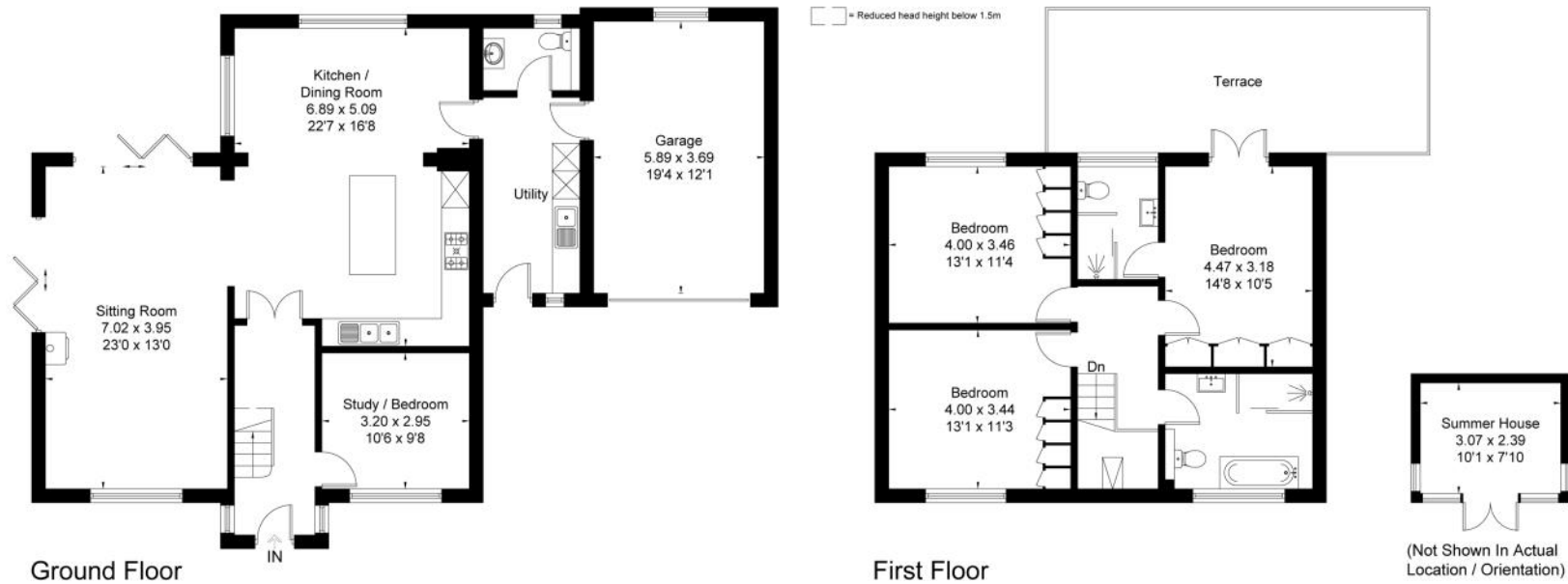
Location

Dinton is a popular village in the Cranborne Chase Area of Outstanding Natural Beauty which lies approximately nine miles North West of Salisbury, that has recently come third overall in the medium category of Wiltshire's Best Kept Village competition, a feat ably assisted we understand by the Dinton Daffodil Group and Dinton Gardening Group. The village support a good range of facilities, sporting and community activities including a public house, primary school, pre-school, church, village hall, central recreational ground, theatre company and facilities for cricket, rugby and football. Dinton is also home to several National Trust properties, including Phillips House whose parkland is available to enjoy. The towns of Tisbury and Wilton are both approximately 5 miles away both with a good range of day to day services, doctors, banks/ATMs etc and Tisbury with a mainline rail station. Salisbury supports a wider range of shopping, educational, cultural and leisure facilities and again has mainline rail station with trains to London Waterloo, journey time approximately 90 minutes.





Approximate Area = 184 sq m / 1980 sq ft (Including Garage)
Summer House = 7.3 sq m / 78 sq ft
Total = 191.3 sq m / 2058 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 327893

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between