



**RV** RURAL VIEW

Hillcrest  
Teffont Magna - Wiltshire

Hillcrest  
Old Dinton Road  
Teffont Magna  
Salisbury SP3 5QX

A detached bungalow situated on its own in an idyllic elevated rural setting with wonderful far-reaching countryside views, extensive grounds & further potential

- Situated in the Beautiful Nadder Valley
- Good-Sized Sitting/Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms & Bathroom
- Garden Room/Studio
- Utility/Boot Room & Cloakroom
- 0.64 Acres of Gardens & Paddock Land

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
01747 442500  
admin@ruralview.co.uk

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**Situation** The property is situated on its own with no immediate neighbours on a ridge overlooking particularly attractive, undulating farmland on the edge of the pretty conservation village of Teffont Magna which has a church, village hall and reading room. Other nearby villages include Chilmark, Dinton and Hindon whilst the larger village of Tisbury is 4.5 miles away and has a fine reputation for the quality of its independent shops, boutiques and amenities such as a sports centre, garage, doctors, vets and a station with direct rail services to London (Waterloo). It is also the home of Messums Wiltshire, a contemporary arts' centre housed in a historic thatched tithe barn.

The medieval cathedral city of Salisbury is 11 miles away and has comprehensive shopping, arts and leisure facilities, a district hospital and a mainline railway station. The Saxon hilltop market town of Shaftesbury is 15 miles away and has a good range of shops, supermarkets, eateries, secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The region's other principal towns including Andover, Bath, Blandford, Gillingham, Sherborne, Warminster and Wincanton are all linked via the local road network, as is the South Coast. The West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the excellent choice and quality of the area's state and private schools.

Set amidst the famously beautiful countryside of the Nadder Valley, part of the Cranborne National Landscape, this is an excellent base from which to explore many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



**Property** Hillcrest is an enviably located detached L shaped bungalow built in the mid-1980's with bradstone external elevations under tiled roofs. The spacious and versatile accommodation would now benefit from some updating but offers a new owner with a marvelous opportunity to improve or even extend it to their own requirements, perhaps altering the layout to take advantage of the magnificent country views at the rear.

The present accommodation comprises a covered entrance porch leading to an entrance hall, a large triple aspect sitting/dining room which has a woodburner and overlooks the front and side gardens. The good-sized kitchen/breakfast room has access to a utility/boot room. There are three double bedrooms as well a fourth single bedroom/office, bathroom and cloakroom. Accessed from both the drive and rear terrace is a light and airy garden room/studio which enjoys a lovely rural outlook and which could be linked to the main living space.

**Outside** The extensive grounds amount to around 0.64 of an acre and comprise a gravelled drive provides ample parking and leads to an attached double garage which has scope, with the appropriate consents, to be converted or built over. Leading off the drive on the South side of the property is a gently sloping garden which is mainly laid to lawn with mature hedging, a picket fence and a variety of trees. To the side are fenced paved patio areas leading to a gravelled and paved terrace at the rear of the property from which to enjoy the far-reaching country views.

Steps lead down from the terrace to a level area of lawn with vegetable beds and a wooden summer house. Beyond the garden is a small paddock with a field gate leading to the restricted by-way, an orchard area with a mix of fruit trees, covered wooden seating, a greenhouse and a wooden outbuilding with a stable and storage.





**Directions** Heading West on the A303 from London, around 2.5 miles after the A36 intersection & shortly after the dual carriageway becomes single carriageway, take the turning on the left signed to Teffont Magna and Chilmark. Take the next turning on the left signed to Teffont and follow the lane down into the village. At St Edwards Church turn left signed to Dinton. Continue up the hill and turn left into a restricted by-way, the property will be immediately on the left.

SatNav: SP3 5QX What3Words: desktops.darting.jeering

**Services** Mains electricity & water, private drainage, oil fired heating and hot water

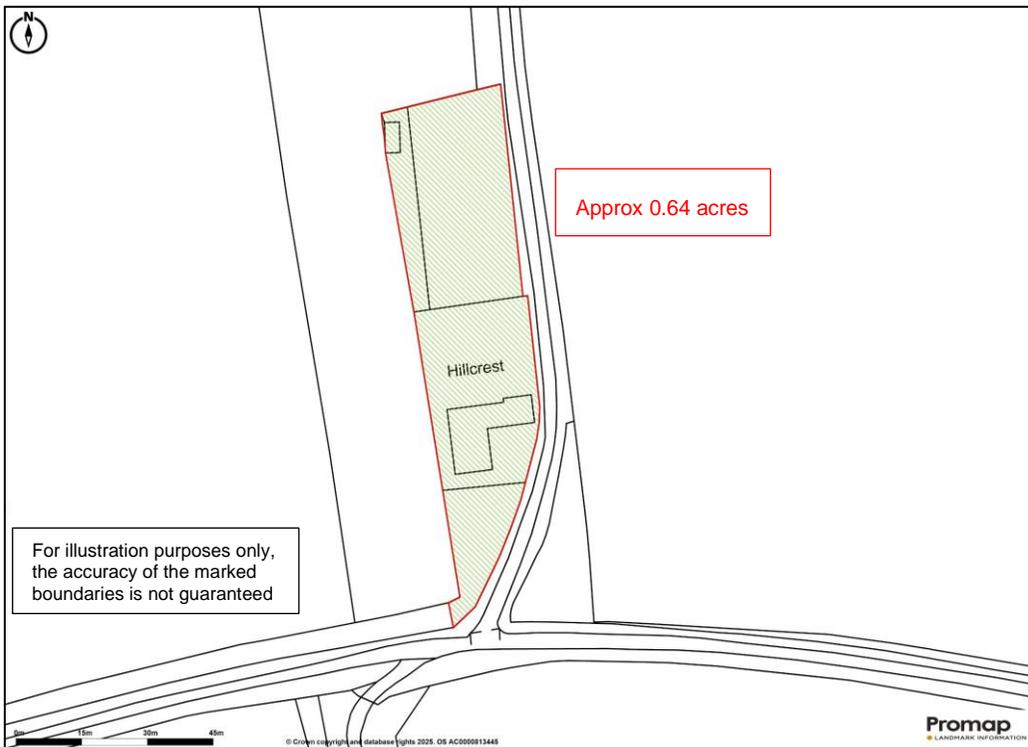
**Broadband** Standard: 17 Mbps Superfast: 44 Mbps (Ofcom)

**Local Authority** Wiltshire Council 0300 456 0109, Tax Band F

**EPC Energy Efficiency Rating**

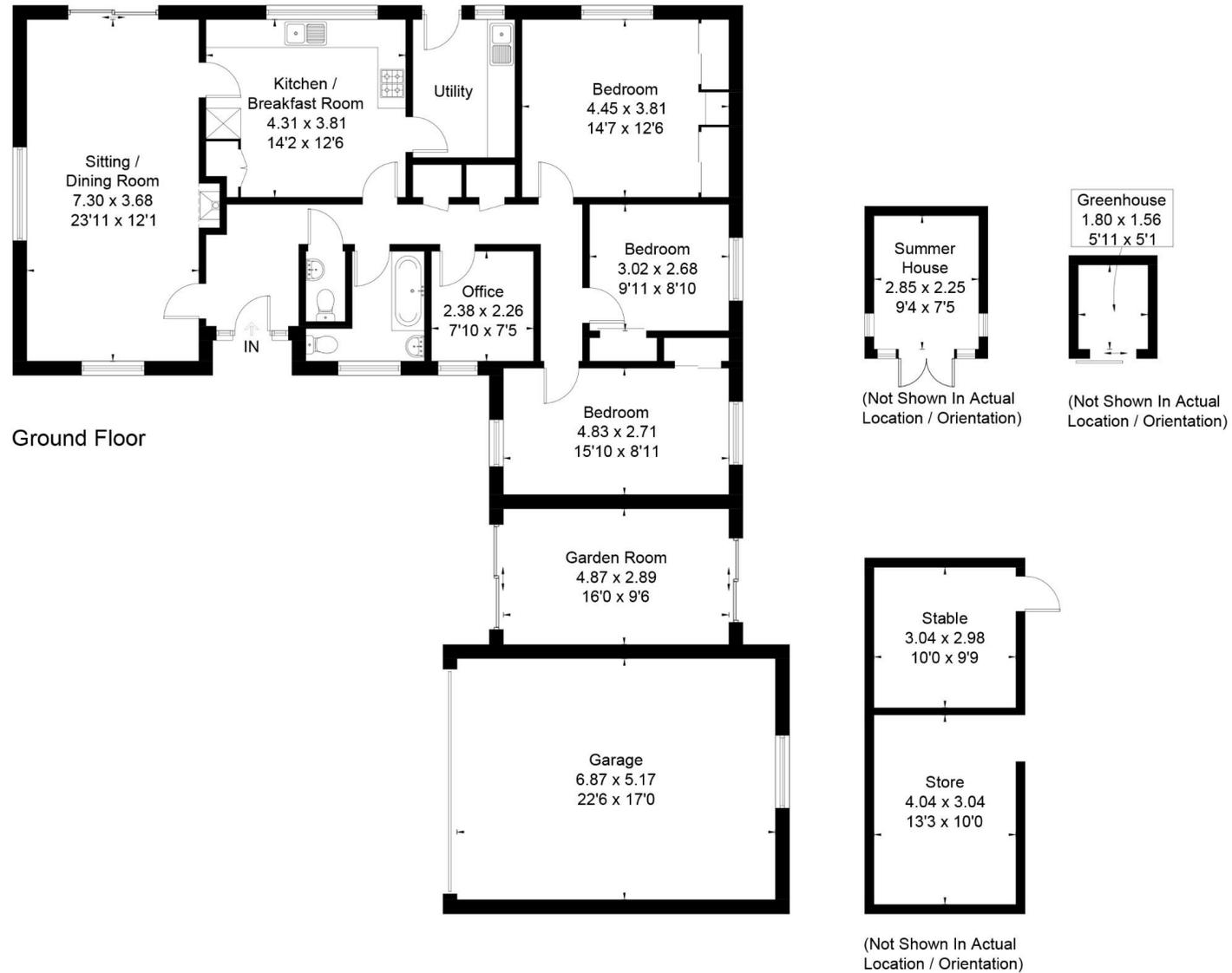
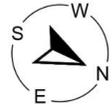
Current: 41 (E) - Please refer to the agents for the complete EPC

**Tenure** Freehold



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Approximate Floor Area = 122.8 sq m / 1322 sq ft  
Outbuildings = 80.4 sq m / 865 sq ft (Excluding Shed)  
Total = 203.2 sq m / 2187 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88522



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