



STONE LODGE

HINDON, SALISBURY

RV
RURAL VIEW

Salisbury 16 miles, Shaftesbury 8.5 miles, Warminster 10 miles Tisbury 3.5 miles

STONE LODGE

Chalk Lane, Hindon, Salisbury, Wiltshire SP3 6EG

A DETACHED PROPERTY OF EXCELLENT PROPORTIONS, SET IN AN ELEVATED POSITION
WITH A LOVELY VIEW OVER THE VILLAGE.

Hall | Sitting Room | Kitchen/Breakfast Room | Snug | Conservatory | Utility | Ground Floor Bedroom with Ensuite | Principal Bedroom with Ensuite
3 further Bedrooms and Family Bathroom

Garden | Parking & Double Garage.



RV RURAL VIEW

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SITUATION

Stone Lodge is conveniently situated in an elevated position at the southern end of this highly desirable conservation village. Hindon has excellent facilities for a community of its size, including a shop/post office, award winning doctor's surgery, primary school, church, playground and two well-known dining Inns, The Lamb and The Grosvenor.

The larger village of Tisbury is only a few miles away and has a fine reputation for the quality of its independent shops, boutiques and amenities, which include a sports centre, garage, dentist, primary school and a station with direct rail services to London (Waterloo 1hr 50 mins). It is also the home of Messums Wiltshire, a contemporary arts centre housed in an historic thatched tithe barn.

Shaftesbury, with its many amenities and famed for its steeply cobbled Gold Hill, is the closest town for everyday shopping, while the medieval cathedral city of Salisbury is about 11 miles away and has more comprehensive shopping, arts & leisure facilities, a railway station, and district hospital. The area's other principal towns including Warminster, Sherborne and Bath are linked via the local road network, as is the South Coast, while London and the West Country are accessible via the A303/M3. Many families are drawn to South Wiltshire by the quality of life and the many excellent state and private schools.

Set amidst the attractively undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Hindon 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 traditional 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 highly regarded dining pubs in the vicinity and many places of interest such as Longleat, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

PROPERTY

Stone Lodge was built in 2005 of timber frame construction with block and SIP elevations under a slate roof, and is a deceptive property at first glance, seemingly modest, but with a very impressive interior space. A wide hallway leads into an open and dual aspect kitchen/dining room with doors to both the utility room and the study/snug at the far end. This is a cosy room with French doors to the garden. The sitting room is beautifully proportioned, with a double aspect and wall mounted coal effect

fire, while French doors lead into a good-sized conservatory. From this part of the house there is a dramatic view of Hindon's tree-lined High Street.

To the front of the property is a large bedroom with ensuite bathroom which is perfect for single story living, and upstairs are four further bedrooms, one of which has an ensuite shower room, and the family bathroom.

OUTSIDE

Stone Lodge has both front and rear gardens, the front being terraced with steps down from the lane and the parking area, where there is space for several cars. To the side of this is a well-constructed double garage with plenty of storage in the eaves and potential for accommodation (stpp).

The rear garden comprises a stone terrace with stepped path bisecting the lawn and topiary to a utilitarian area at the bottom.

DIRECTIONS (SP3 6EG)

What3words: ///sedative.glosses.outermost

TENURE

The tenure of the property is Freehold.

SERVICES

Mains water and drainage, mains electricity, LPG fired underfloor heating.

LOCAL AUTHORITY

Wiltshire Council

OUTGOINGS

Council tax band F.

EPC

Current rating D

BROADBAND SPEEDS (OFCOM)

BT Upload 10 mb/s.

Download 58 mb/s

MOBILE (OFCOM)

Indoor: limited

Outdoor: likely for all networks

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Rural View.



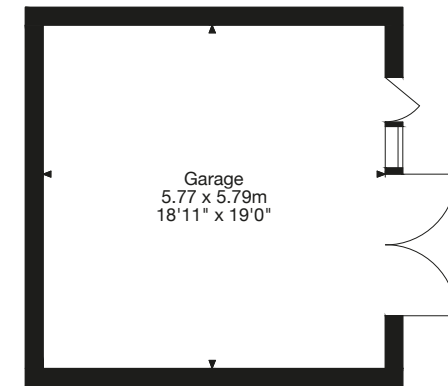
Stone Lodge, Chalk Lane, Hindon, Salisbury SP3 6EG

Gross Internal Area (Approx.)

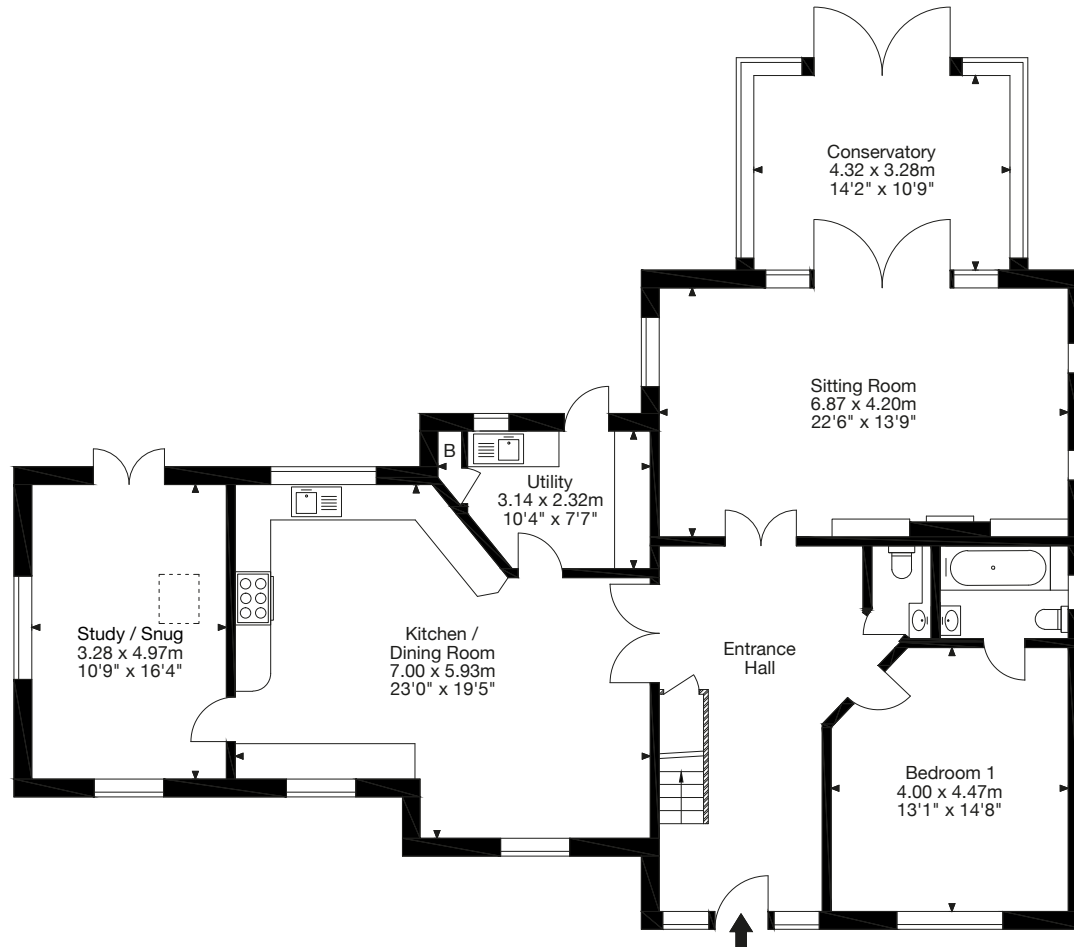
Main House = 222 sq m / 2,389 sq ft

Garage = 33 sq m / 355 sq ft

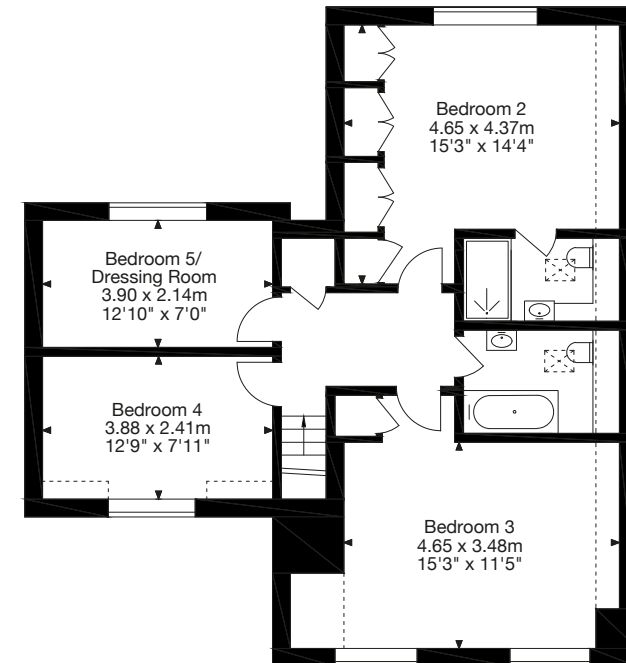
Total Area = 255 sq m / 2,744 sq ft



Garage



Ground Floor



First Floor

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