

# Hawking Down House

A scenic view of a green field with a wooden fence in the foreground, a sheep grazing, and a large house in the background, framed by trees.

Hindon, Wiltshire





## ATTRIBUTES

- Immaculate country house with generous living spaces, including a 30 ft kitchen / breakfast room
- Wide entrance hall with exposed stonework and flagstone floor
- Bespoke handmade kitchen with new appliances
- 6 good sized bedrooms and 7 bath / shower rooms (6 en-suite)
- Stunning established gardens with terraces, ideal for al fresco dining
- Superb leisure facilities – indoor swimming pool, tennis court & golf simulator
  - Party barn & garden room / studio
- Extensive paddocks and woodland walk within the grounds
- Wonderful walking / riding from the property
- Walking distance to the Grosvenor Arms or The Lamb in the village.







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Hindon, Wiltshire

## PROPERTY SUMMARY

4,176 square feet | 4 Reception Rooms

6 Bedrooms (2 Dressing rooms) | 7 Bath / Shower Rooms

Tennis court | Indoor swimming pool

Charming gardens with superb long reaching views

2 Cottages | Party barn and extensive outbuildings

As a whole or in 2 Lots. (Lot 1: 18.2 acres, Lot 2: 1.2 acres)

**In all 19.43 acres**

**This exceptional country house offers just under 7000 sq ft of outstanding accommodation ideal for modern family living and entertaining.**

Originally a Gothic Villa which has been gradually enlarged, the property sits in the most fabulous location with long reaching views over spectacular countryside towards Fonthill Abbey. Built of mellow local stone with large mullion windows under a slate roof, the architectural styles blend well together. The current owners purchased the property from the Fonthill Estate in 1997.

During their ownership, they have continued to restore the property in a tasteful and sympathetic way, whilst considerable updating was carried out in 2018. The gardens and terraces have also been beautifully landscaped to enhance the overall setting. In addition to 2 cottages, there is a large party barn, stunning garden room with dining space and extensive outbuildings. With extensive leisure facilities, paddocks and woodland, this property has something for everyone.



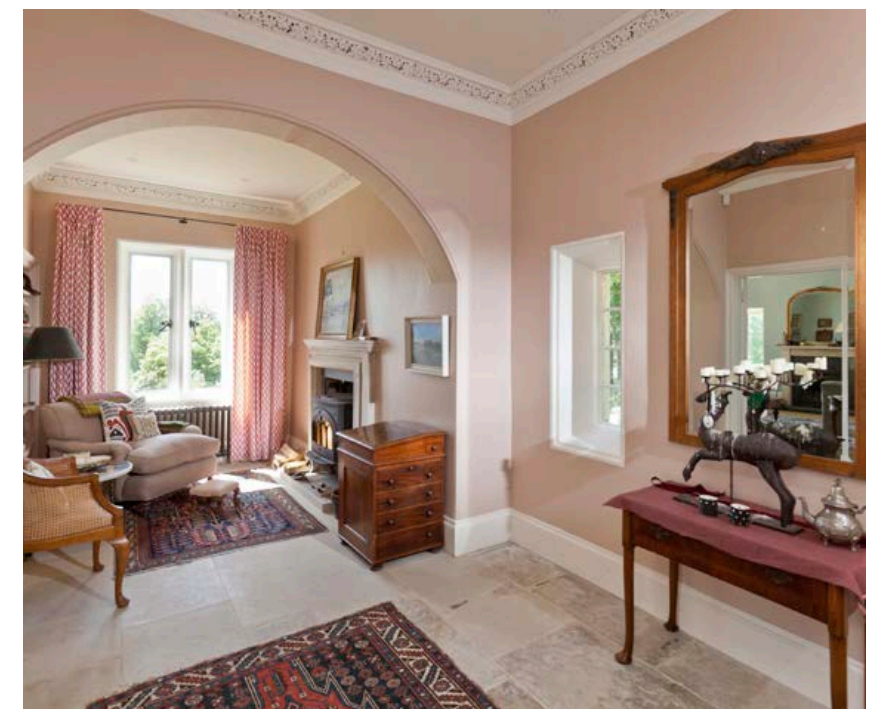
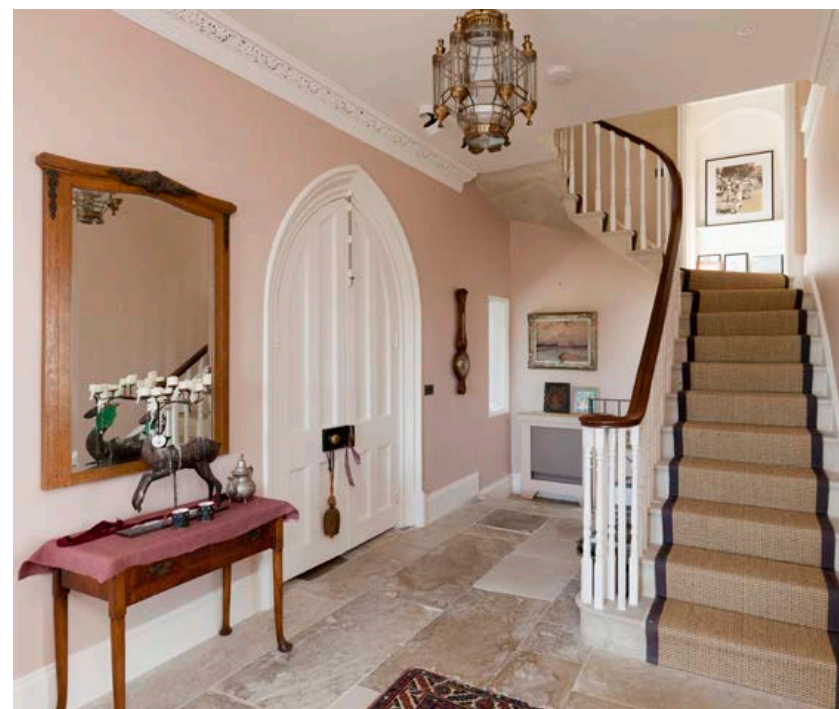
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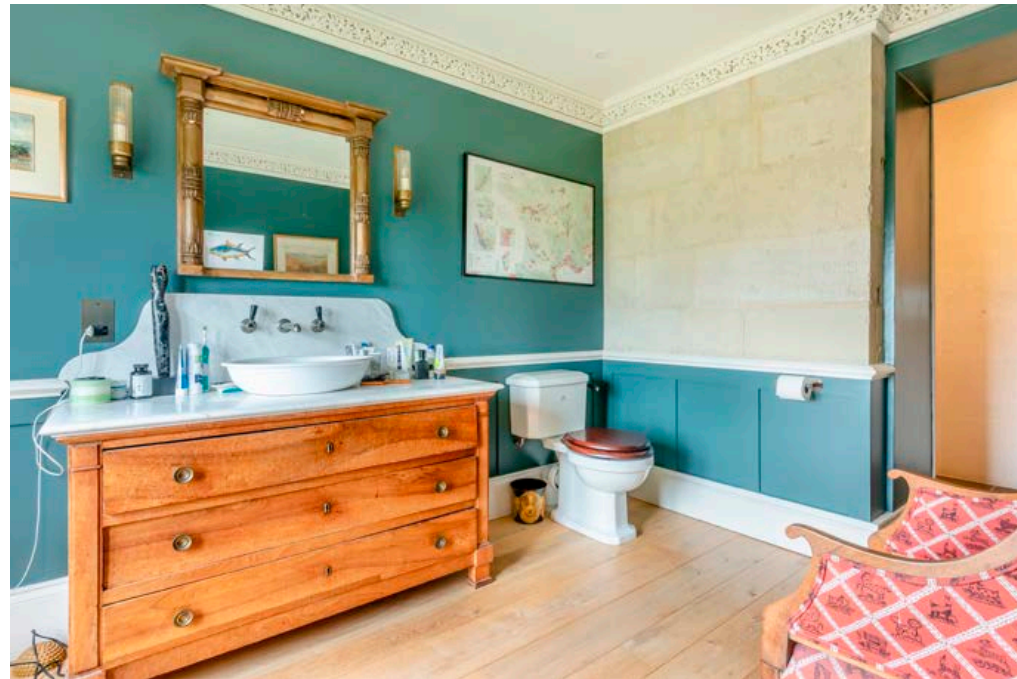
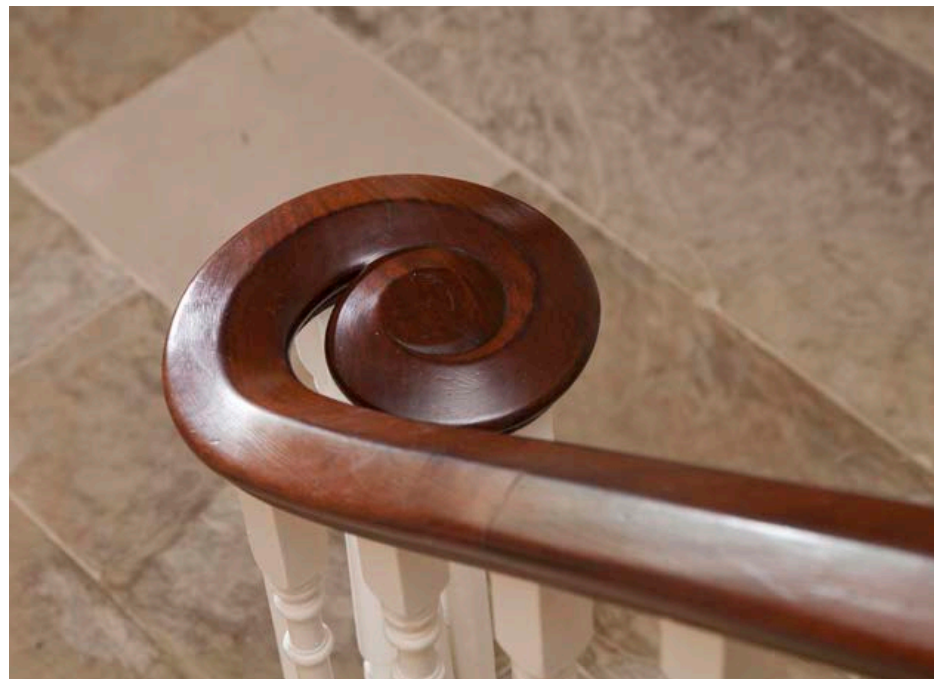
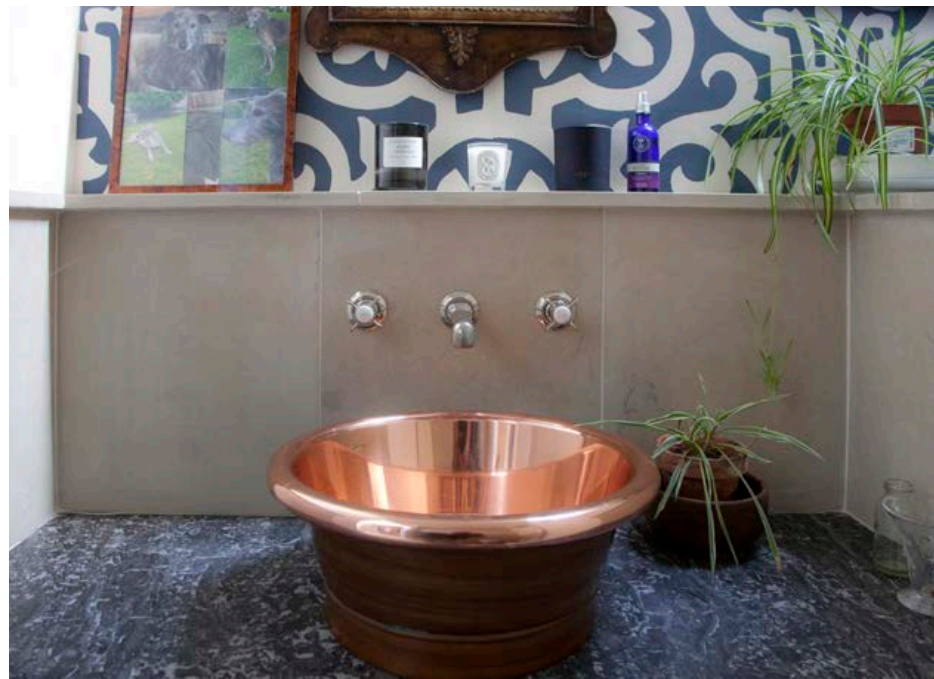
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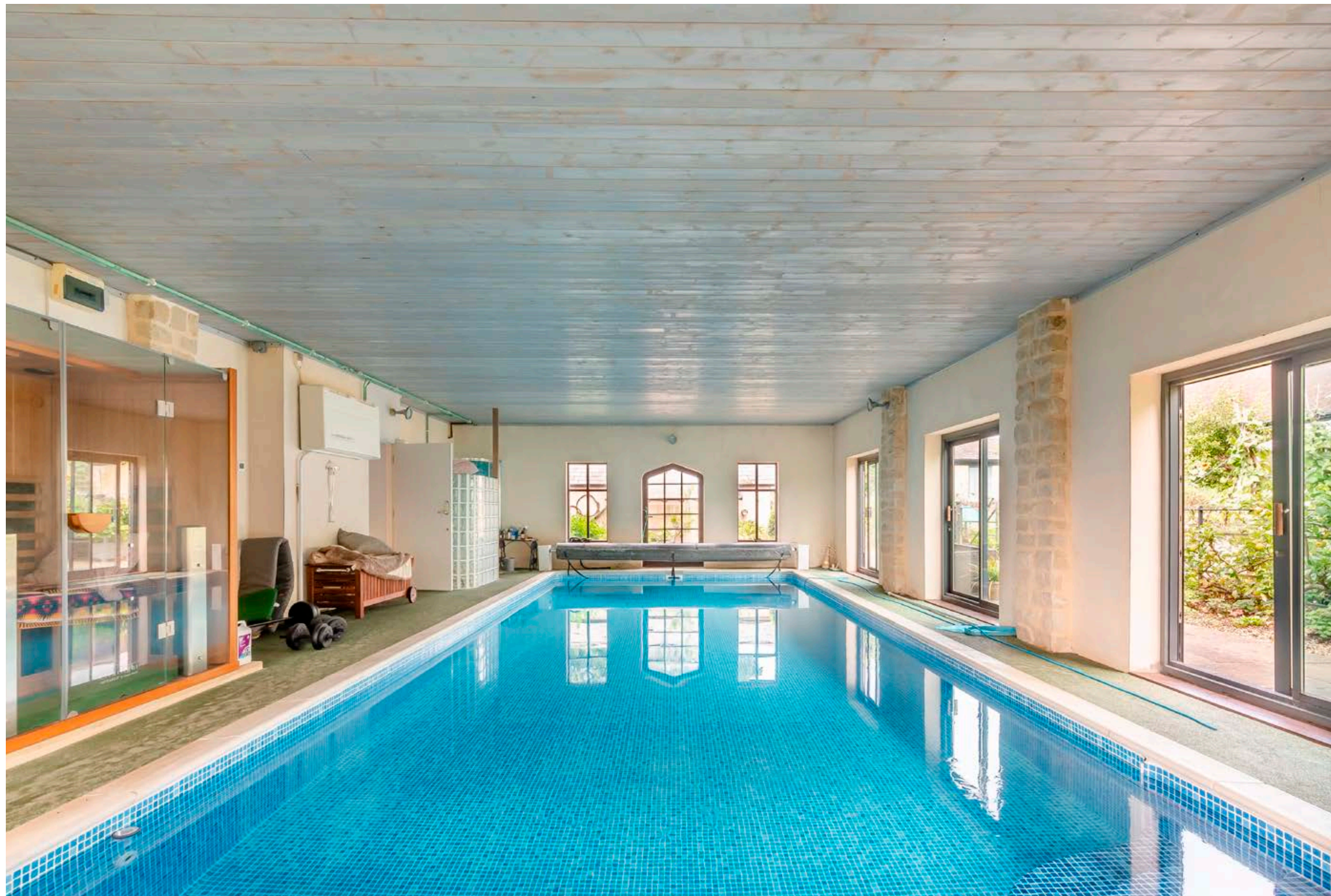












### ADDITIONAL INFORMATION

**Lot 2:** A handsome 3 bed Gate Lodge with fabulous southerly views, outbuildings, paddock and woodland. In all about 1.21 acres.

**Postcode:** SP3 6DN

**What3Words:** skater.aspect.streamers

**Services:** Mains electricity, private water (borehole) to all properties. Oil fired central heating and electric aga. New septic tank installed May 2025. Wessex fibre broadband.

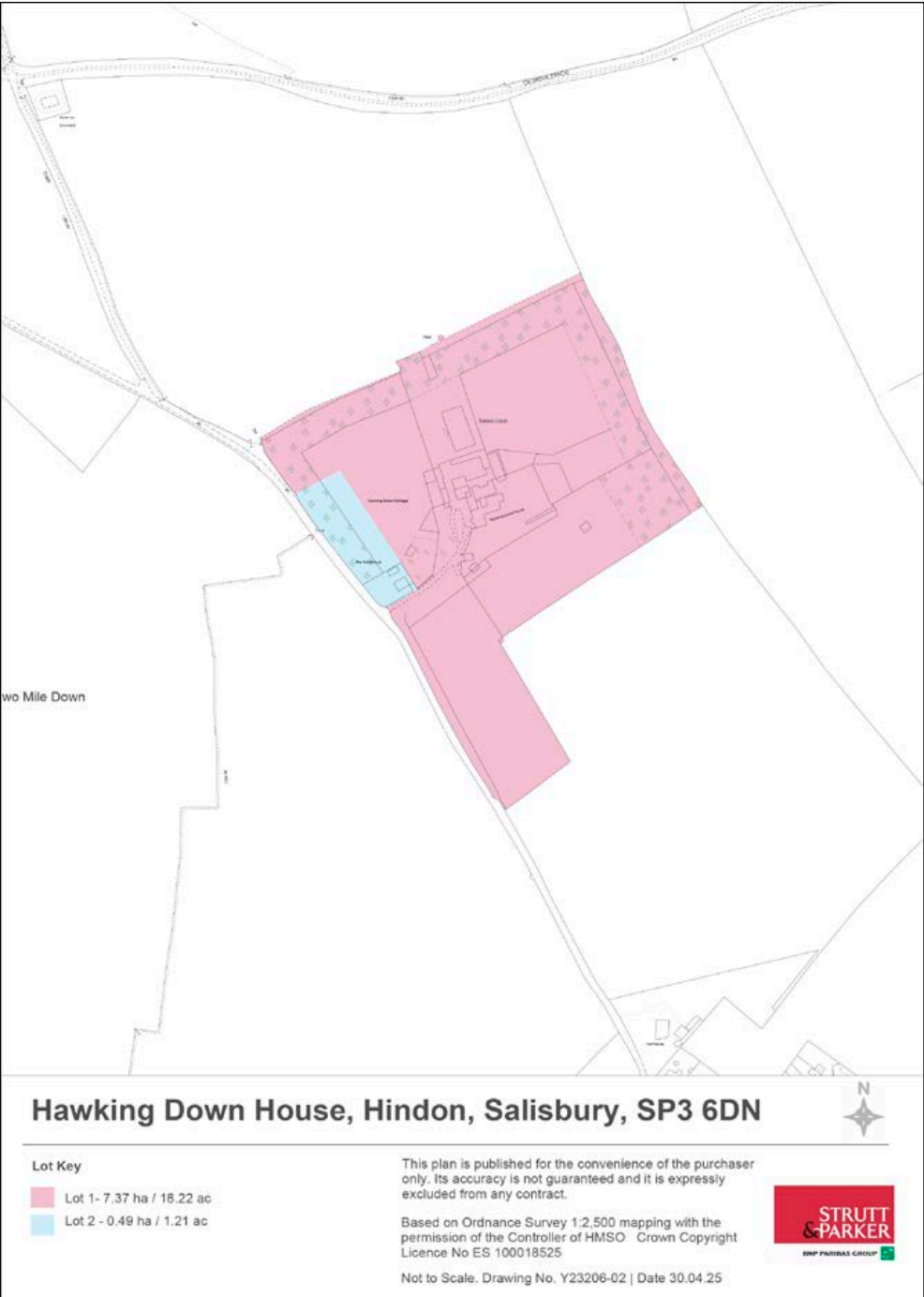
**Fixtures & Fittings:** Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

**EPC:** Main House - D, Gate House - E, Cottage - F

**Council Tax:** Main House Band - H, Cottages - D

**Local Authority:** Wiltshire Council  
0300 456 0100







### AREA GUIDE

Hindon is a highly regarded village with an excellent village shop, two good pubs, doctors surgery and a primary school. Much of the local area is part of the Cranborne Chase Area of Outstanding Natural Beauty which offers exceptional countryside and is famed for its dark skies.

The desirable village of Tisbury (which regularly features in the Sunday Times 10 top) is about 3.5 miles to the east, offering a selection of boutique shops, deli, butcher and Messums Wiltshire and station to London Waterloo (from 1 hour 50 minutes).

More extensive shopping facilities are available in the Cathedral City of Salisbury to the east or Shaftesbury & Gillingham to the west. The Georgian town of Bath is easily accessible offering excellent shopping, the arts, excellent restaurants and rugby.

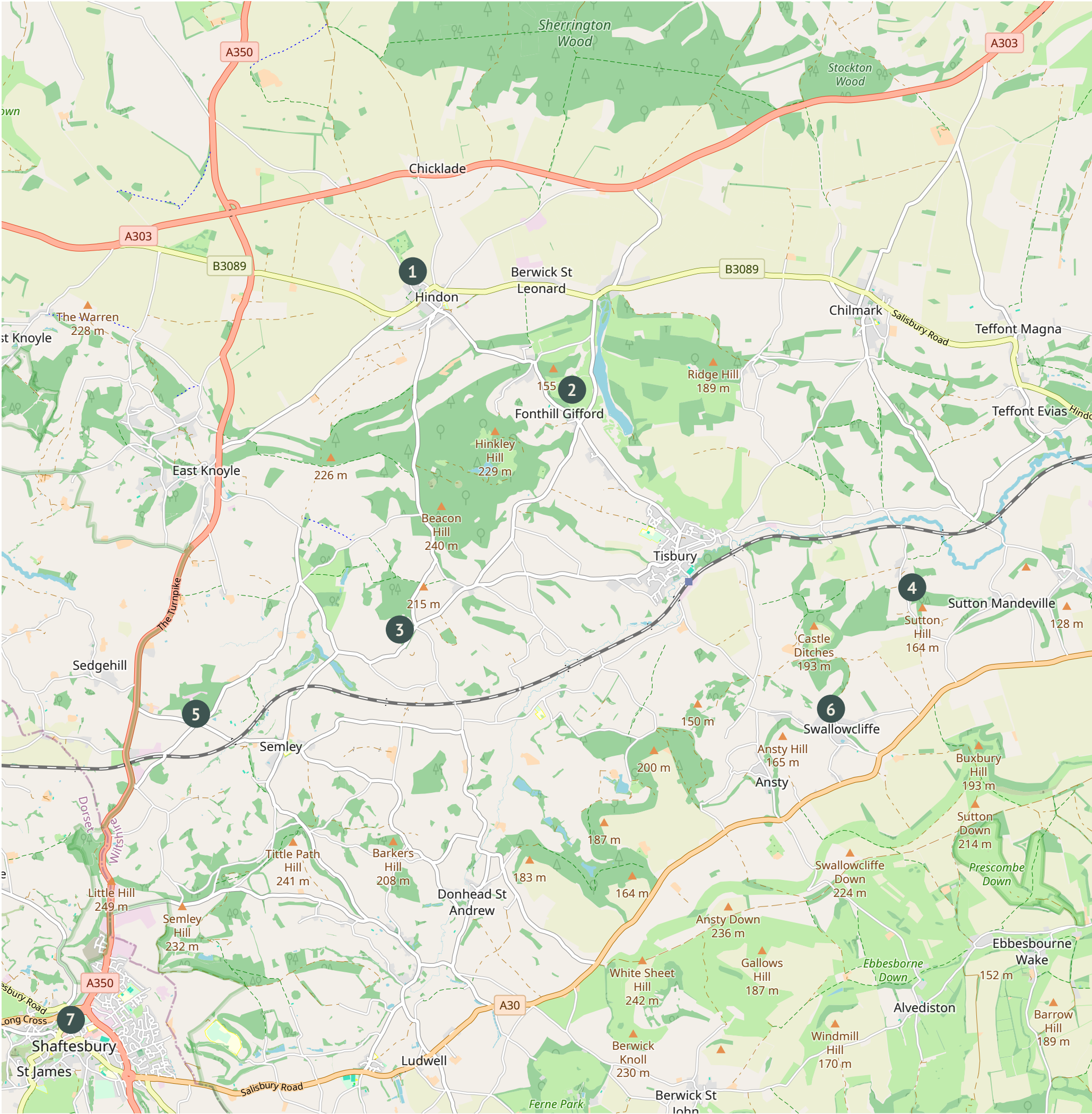
The area is renowned for its excellent range of schools. Private schools include Port Regis, Sandroyd, Clayesmore, Hanford, Hazelgrove, Godolphin, Sherborne, Bryanston and Marlborough. There is a good choice of state primary schools locally as well as Bishops Wordsworth & South Wilts Grammar schools in Salisbury.

### DISTANCES

Tisbury Station 3.5 miles, Shaftesbury 9 miles  
Salisbury 16 miles, Salisbury 16 miles,  
Gillingham 9 miles, Bath 28 miles,  
Southampton Airport 46 miles, Bristol Airport 47 miles

### PLACES TO EAT & DRINK

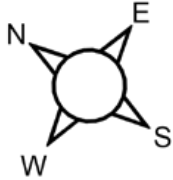
- 1. Grosvenor Arms, Hindon.
- 2. The Beckford Arms
- 3. Pythouse Kitchen Garden
- 4. The Compasses Inn
- 5. Compton Macrae
- 6. The Royal Oak, Swallowcliffe
- 7. The Grosvenor Hotel, Shaftesbury





# HAWKING DOWN HOUSE

- MAIN HOUSE**  
6960 Sq Ft - 647 Sq M
- CARPORT**  
723 Sq Ft - 67 Sq M
- OUTBUILDING**  
5,526 Sq Ft - 513 Sq M
- COTTAGE**  
2,274 Sq Ft - 211 Sq M
- BOILER ROOM**  
167 Sq Ft - 16 Sq M
- GATE HOUSE**  
1,589 Sq Ft - 148 Sq M
- TOTAL**  
17,239 Sq Ft - 1601 Sq M



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