



The School House

Hindon - Wiltshire

Guide Price £250,000

01747 442 500

www.ruralview.co.uk

A good sized period cottage requiring complete refurbishment

- Period Charm
- Sitting Room & Dining Hall
- Kitchen/Breakfast Room & Study/Bed 4
- 3 Bedrooms & Bathroom
- Cloakroom & Utility Lobby

Directions Travelling west on the A303, take the turning off at Fonthill Bishop. At the B3089 turn right and continue into Hindon. Turn left into School Lane, just as you enter the village, and the property can be found at the bottom of the hill next to the village school.

Services Mains electricity, water & drainage, electric heating & hot water.

Local Authority Wiltshire Council 0300 456 0100 Tax Band D (£1,958.71 2021/22)

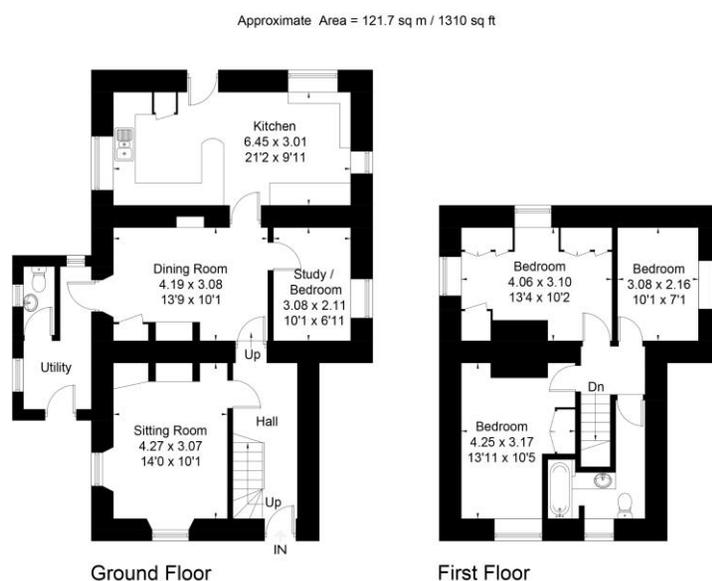
EPC Energy Efficiency Rating F (30)

Situation The School House is set adjacent to the school in the thriving conservation village of Hindon. Excellent local facilities also include a community run shop/post office, doctor's surgery, church, playground and inns. Hindon is situated in an Area of Outstanding Natural Beauty. Main towns in the locality include Salisbury, Shaftesbury, Gillingham, Bath, Blandford and Warminster. The nearby A303 gives access to London, the West Country and motorway network, while there is a mainline railway station (London Waterloo 1 hr 50 mins) from neighbouring Tisbury (3.5 miles). Hindon is close to several highly respected schools in both the state and private sectors. The village is surrounded by idyllic undulating countryside ideal for a variety of rural pursuits including walking, riding and cycling.

Property Once the school-teacher's cottage, this is a charming period property, requiring updating and refurbishment, but with tremendous potential. The accommodation is generously proportioned with good ceiling heights, and still retains a distinct sense of history. On the ground floor is a sitting room, good dining hall, study/bedroom 4 and kitchen/breakfast room to the rear. To the side is a utility lobby and cloakroom. On the first floor there are three bedrooms and a small bathroom which buyers may want to enlarge.

Outside The property is positioned in a pleasant spot attached to the school building. Access from the lane to the front door is in hand, and there is a very small area of garden to the side.

Agent's Note: Dedicated private access through the School Playground is currently under negotiation.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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