



RV RURAL VIEW

Little Thurlow
Hindon - Wiltshire

Little Thurlow
Angel Lane
Hindon
Salisbury SP3 6DW

A most appealing detached family house, situated in a generous plot on the edge of this popular village, with far reaching views.

- Hall & Cloakroom
- Sitting Room & Dining Room
- Kitchen/Breakfast Room & Utility
- Four Bedrooms & Two Bath/Shower Rooms
- Double Garage
- Nearly ¾ Acre of Gardens & Grounds
- Drive, Parking & Footpath to Village

Viewing strictly by appointment via
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Situation Little Thurlow is conveniently situated on the western edge of Hindon, this highly desirable conservation village which 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 three miles away and has a fine reputation for the quality of its independent shops, boutiques and amenities, which include a sports centre, garage, vets, 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 ancient thatched tithe barn.

The Saxon hilltop market town of Shaftesbury (8 miles) has a good range of shops, a supermarket, eateries, an up and coming secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury (16 miles) has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast whilst the West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the famously attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Hindon is an excellent base from which to explore the 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



Property Believed to have been built in 1938, Little Thurlow is solidly constructed of brick elevations under a tiled roof. A handsome property of good proportions, it is now available for the first time in over thirty years. The house is very much of its era, with an Art Deco feel, handsome pitch pine furnishings and cast iron radiators.

The entrance hall is a generous space with southerly French doors on to the front garden, while the triple aspect sitting room has a wood burning stove and is full of light. On the other side of the hall is the dining room with a fireplace and the fitted kitchen/breakfast room behind, with the adjacent utility room providing a back door to the outside.

On the first floor, three of the bedrooms are doubles and have southerly views. The main bedroom comes with an ensuite bathroom and all the others have basins. The fourth bedroom and shower room are at the back of the property. There is plenty of storage and a large loft space is accessed from the landing.

While the property makes a very comfortable and relatively compact home as it stands, potential readily exists for updating, re-modelling or even extending.





Outside A major draw of this property is that the house sits beautifully in the middle of a large and level plot of approximately $\frac{3}{4}$ acre, providing plenty of scope for extension in any direction. It is set well back from the road and enjoys a south easterly orientation, but the open nature of the plot allows for sun well into the evening.

Adjacent to the road and providing a good degree of privacy is a tall beech hedge, behind which lies an expanse of south facing lawn (which was once a lawn tennis court) leading to a small and slightly elevated paved terrace. There is a summer house to one side, while access from the road is via the drive, flanked by a mature laurel hedge and leading to the rear of the property. Here there is plenty of parking and a further lawn. Hedges and shrubs, including a magnificent Cotoneaster, are structurally placed, with a number of fruit trees and firs.

In the northwest corner is raised hard standing where an outhouse once stood, while on the other side a gap in the hedge leads to a path that provides off-road access to the top end of the High Street and amenities such as the church, doctor's surgery and shop/post office.

To the east of the house lie the oil tank, a lean-to carport and the double garage with up and over door, power and light.



Directions Heading west on the A303, at its junction with the A350 follow the signs south to Shaftesbury. After half a mile turn left at the traffic lights onto the B3089 towards Hindon and Salisbury. As you enter the outskirts of the village, the property is the first on the left.

Services Mains water & electricity. Private drainage, oil fired heating & hot water.


Local Authority Wiltshire Council 01722 336272, Tax Band G

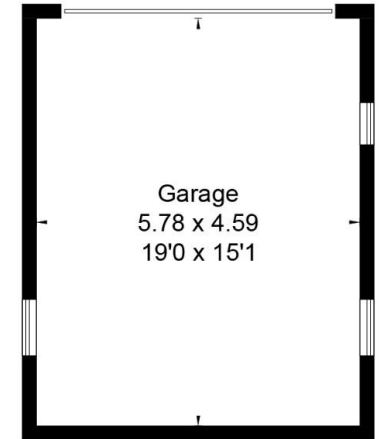
EPC Energy Efficiency Rating E (51)
(Please refer to the Agents for the full Energy Performance Certificate)

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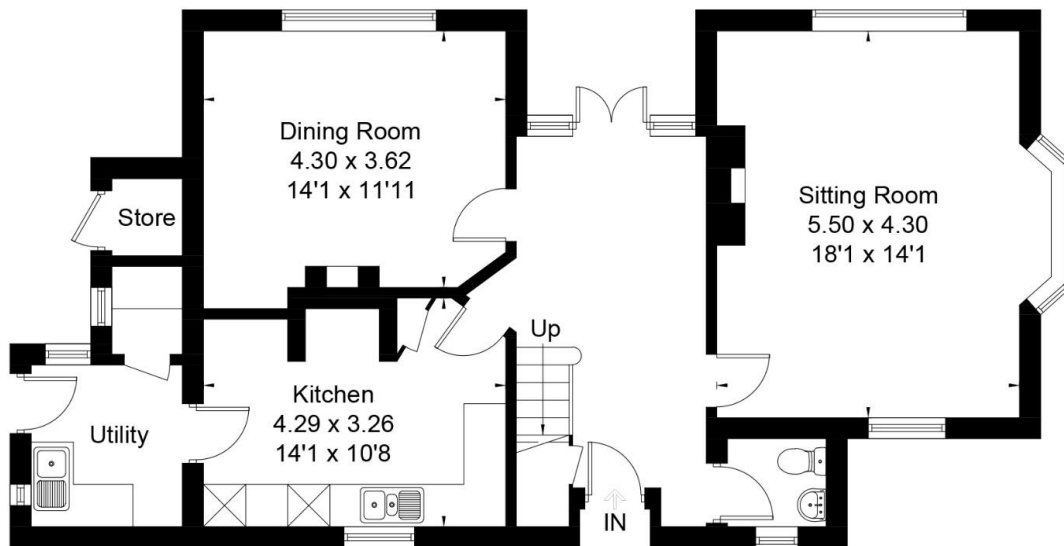
Approximate Area = 160.0 sq m / 1722 sq ft
Garage / Store = 27.9 sq m / 300 sq ft
Total = 187.9 sq m / 2022 sq ft
Including Limited Use Area (3.8 sq m / 41 sq ft)



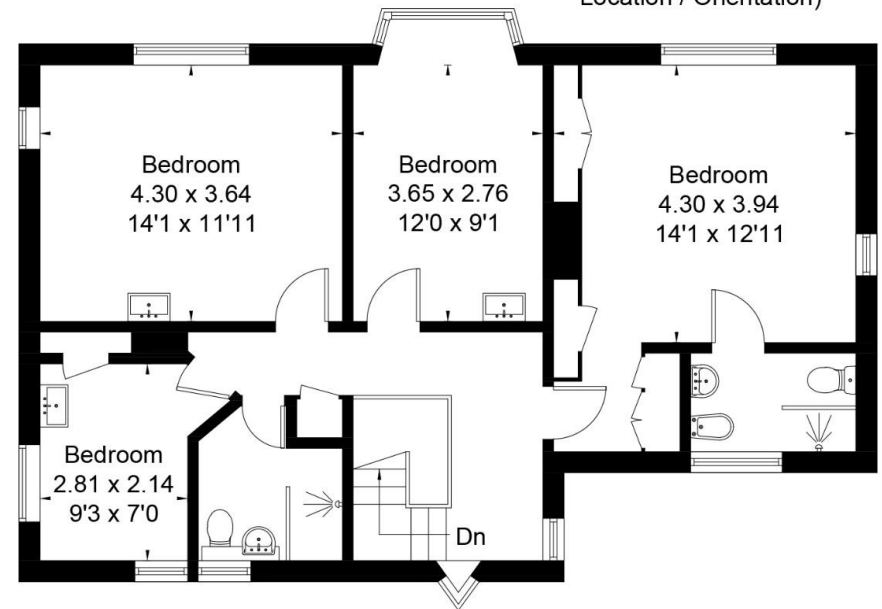
 = Reduced head height below 1.5m



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



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