



RV RURAL VIEW

Church Cottage
Hindon - Wiltshire

Church Cottage High Street Hindon Salisbury SP3 6DJ

An enchanting Listed cottage situated in one of the Nadder Valley's most sought-after villages & renovated to an excellent standard in keeping with its charming period character

- Desirable Rural Village Setting
- Delightful Sitting Room with Woodburner
- Versatile Dining Room/3rd Bedroom
- Well Appointed Kitchen/Breakfast Room
- Two Bedrooms & Two Bath/Shower Rooms
- Porch, Cottage Garden & Covered Storage
- Nearby Access to Country Walks

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

RV RURAL VIEW



Situation Church Cottage is situated in the prestigious upper High Street of 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, 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 such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



Property Church Cottage is an attractive Grade II Listed end-of-terrace cottage thought to date back to the late 1700's with red brick external elevations under a clay tiled roof and with a single storey 20th century extension to the rear. In recent years the present owners have been responsible for a carefully managed and sympathetically executed refurbishment programme with great care taken to retain and indeed, enhance the intrinsic period character and charm. This has led to the creation of a beautifully presented home ideal for use as a primary rural village residence or weekend retreat.

The tastefully decorated accommodation on the ground floor comprises a late 19th Century enclosed entrance porch accessing the cosy sitting room which has a beamed ceiling, storage cupboards and an inglenook fireplace with a wooden bressomer beam and wood burner. The custom designed and fitted kitchen/breakfast room has wooden fronted units, quartz work tops and a Rangemaster cooker. Beyond the kitchen a well-appointed shower room and a good-sized family/dining room that could be used as an office or third bedroom. Upstairs there is a pretty bedroom to the front, a master bedroom to the rear with fitted cupboards and an attractively fitted family bathroom.

Outside A door from the kitchen leads through a covered passageway/storage area with potential to create a utility/rear hall (subject to consent) to the delightful sheltered rear garden which has a patio area, steps leading up to the lawn, established flower & shrub borders and apple and ornamental trees.



Notice Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



Approximate Floor Area = 87.0 sq m / 936 sq ft

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. At the crossroads turn left by the Grosvenor Arms into the High Street. The property will be on the right immediately after the church.

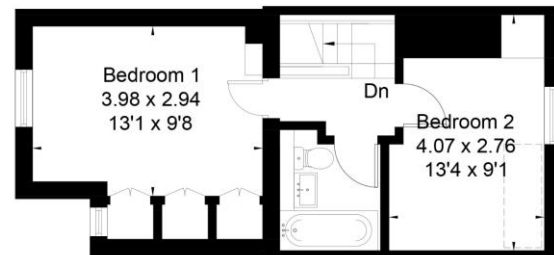
Services Mains water, electricity & drainage, oil fired heating & hot water.

Local Authority Wiltshire County Council 0300 456 0100
Council Tax Band D

EPC Energy Efficiency Rating

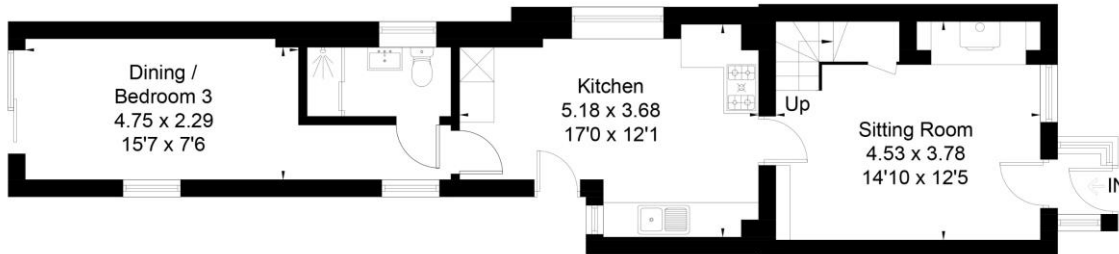
As a Listed property an EPC is not required under the current Regulations.

Tenure Freehold



First Floor

= Reduced head height below 1.5m



Ground Floor



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 61674