



RV RURAL VIEW

Clare Cottage
Hindon - Wiltshire

Clare Cottage
12 High Street
Hindon
Salisbury SP3 6DR

An attractive Grade II Listed cottage of great charm, situated in a vibrant rural village and offering beautifully refurbished accommodation.

- Desirable Nadder Valley Village Setting
- Sitting Room with Inglenook Fireplace
- Recently fitted Kitchen & Bathroom
- Two Double Bedrooms
- Cellar
- Rear Courtyard

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

RV RURAL VIEW



Situation Clare Cottage is situated on Hindon's attractive broad tree lined High Street. This highly desirable conservation village with its mix of old brick and Chilmark stone houses and cottages has excellent facilities for a community of its size including a shop/post office, primary school, doctor's surgery, church, playground and two well-known dining pubs, The Lamb and The Grosvenor Arms. The larger village of Tisbury is three miles away and is developing a fine reputation for the quality of its independent shops, boutiques and amenities which include a sports centre, garage, vets and a station with direct rail services to London (Waterloo 1hr 50mins). It is also the home of Messums Wiltshire, an arts centre and gallery housed in an historic thatched tithe barn.

The Saxon hilltop market town of Shaftesbury is eight miles away and has a good range of shops, a supermarket, eateries, and secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury 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 fishing. 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 Clare Cottage is a charming Grade II Listed end of terrace property which is believed to have been one of the many small Inns in Hindon during the 18th and early 19th centuries.

The property has been carefully renovated by the current owner and has generously proportioned rooms set on three levels, good ceiling heights and still retains a distinct sense of history. On the ground floor is a good sitting room with a window seat, large inglenook fireplace and woodburning stove. Fitted cupboards sit next to the fireplace, while stairs lead to the first floor, under which is plumbing for a washing machine, and a door gives way to further storage with a trap to the cellar. Beyond the sitting room is a recently fitted and well laid out kitchen with integrated appliances including a fridge/freezer and dishwasher.

On the first floor is a good-sized bedroom with pretty fireplace and a modern bathroom. The second floor is accessed via a staircase from the landing and consists of a generous loft bedroom with dormer windows to front and rear.

Outside The property is positioned on the southwest side of the High Street with unrestricted on street parking. Accessed from the kitchen is a delightful paved courtyard which is perfect for alfresco dining and with a pedestrian gate to a side alley. Here a short walk leads to the village allotments, beyond which is miles of further walking onto the chalk downland.



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.



Directions From Tisbury proceed northwards up the hill and out of the village. Follow this road through Fonthill Gifford, and after a mile or so, Hindon is the next village. Clare Cottage is found on the High Street, on the left halfway up the hill.

Services Mains water and drainage, mains electricity, electric central heating.

Local Authority Wiltshire Council 01722 336272

Council Tax Band C (£1,986.49 2024/25)

EPC Energy Efficiency Rating

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

Broadband	Download 80 Mbps	Upload 20 Mbps
Mobile	Indoor unlikely	Outdoor likely (Ofcom data)

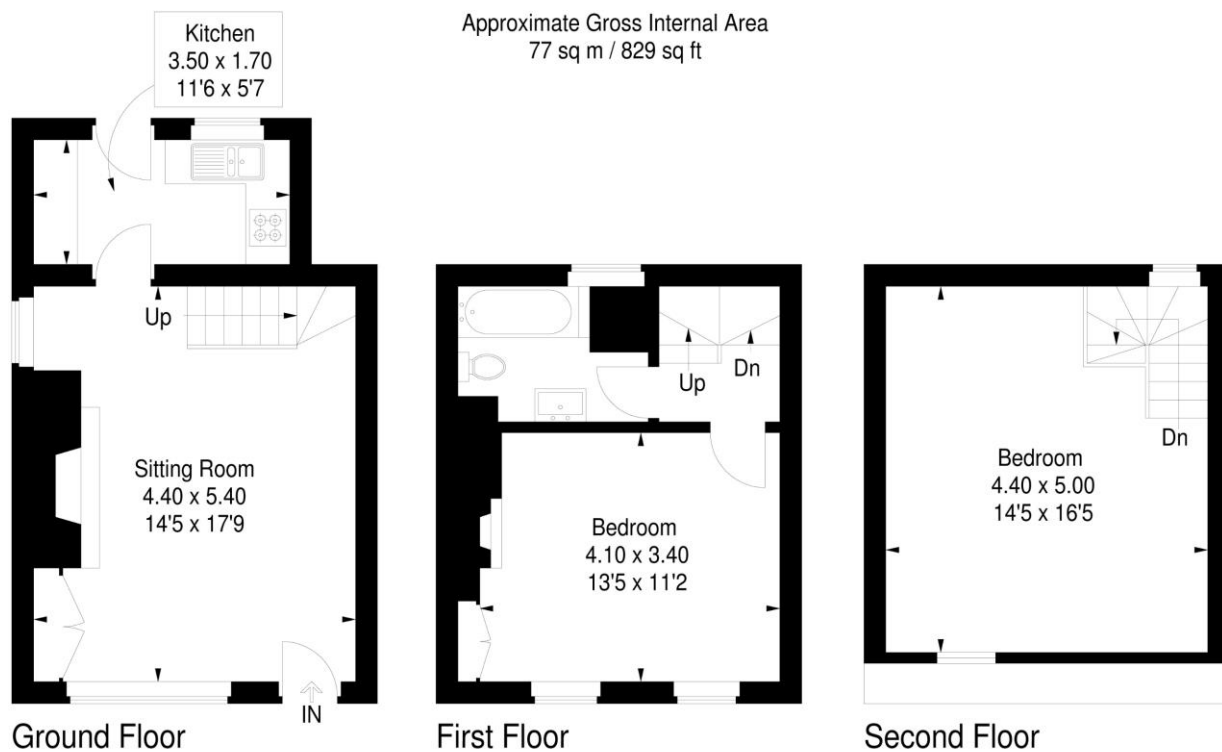


Illustration For Identification Purposes Only. Not To Scale
Ref 130085

