A traditional cottage with beautiful rural views

50 The Needles, Hindon, Wiltshire, SP3 6ES

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Lobby • WC/Utility • Kitchen/Breakfast Room • Larder
Sitting Room • Study • 4 Bedrooms • Family Bathroom
Outbuilding comprising two stores • Garage • Garden and parking • Beautiful views over the surrounding countryside

Situation
The Needles is located in a rural position between the villages of Berwick St Leonard and Hindon. Hindon offers an excellent range of local facilities including a village shop, surgery, primary school and two pubs. The area offers excellent links to the A303 for commuting to London via the M3, or to the west country as well as being surrounded by good walking and riding country.

Tisbury is approximately 3.5 miles to the south providing a vibrant high street and excellent range of local amenities as well as a main line railway station. The towns of Shaftesbury and Salisbury offer a more extensive range of shopping and facilities. There is a wide selection of primary and state schools in the local area.

Description
A handsome period cottage built of mellow brick elevations under a tile roof believed to date from 1884. The property is not Listed.

Well laid out accommodation including a good sized kitchen/breakfast room which has been recently fitted out. Bespoke range of cupboards, central island, electric oven and hob. To the north end lies an open plan family area ideal for sitting or dining. In addition there is a larder.

The sitting room spans the width of the house with an open fireplace and access to a study.

On the first floor there are 4 bedrooms and a family bathroom.

Outside
Approached over a gravelled drive to parking and turning area beside a timber garage building.

The garden is mainly laid to lawn with a variety of trees including Willow, Scots Pine, Apple and Cherry.

Opposite the back door is a useful brick and tile outbuilding currently arranged a two stores, with oil tank to the rear.

From the gardens and property there a delightful views over the surrounding farmland and countryside.

Directions
From Hindon head east on the B3089 towards Fonthill Bishop. After about half mile the property will be found on the right handside. If you reach Berwick St. Leonard you have gone too far.

Postcode
SP3 6ES

Local Authority
Wiltshire Council –
0300 456 0100

Council Tax
Band E.

Services
Mains electricity, water. Private drainage. Oil fired central heating.

Covenant
There will be a covenant inserted into the contract preventing any development without the consent of the vendors or their successors in title (not to be unreasonably withheld).

Viewing
Strictly by appointment with the Agents.

50 The Needles, Hindon, Salisbury SP3 6ES
Gross internal area (approx)
Main House 166 sq m/1,780 sq ft
Outhouse 20 sq m/215 sq ft
Total 186 sq m/1,995 sq ft

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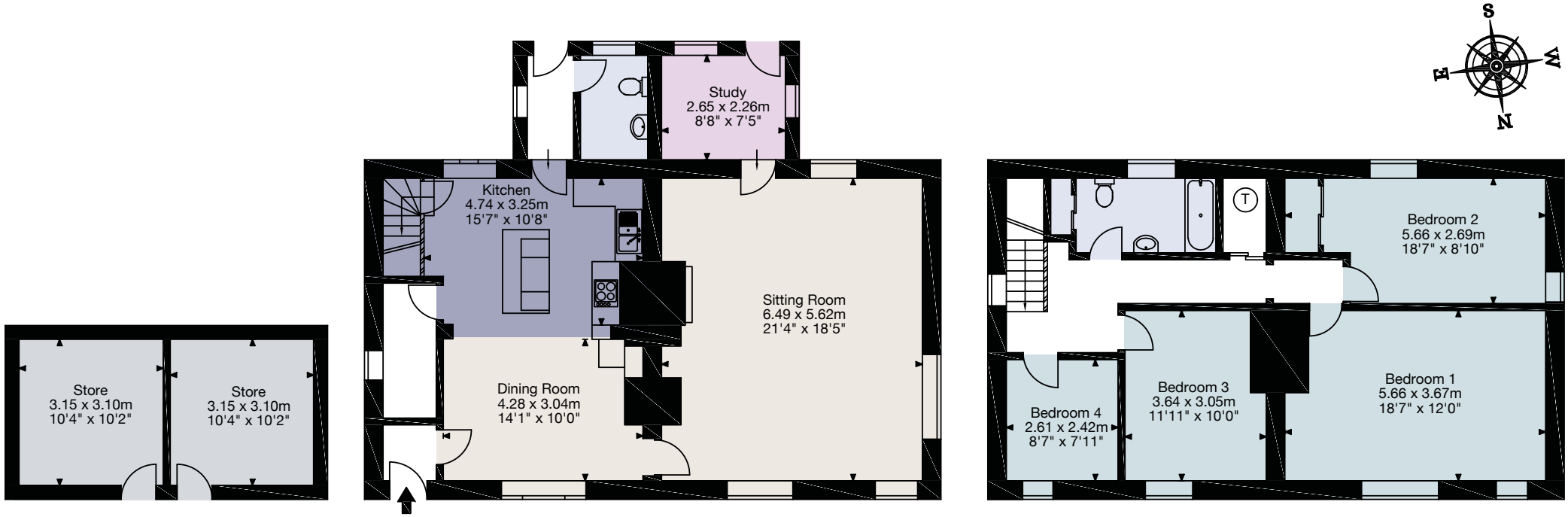
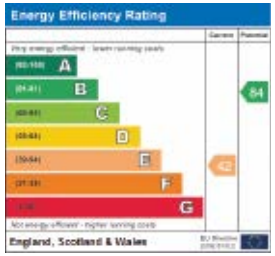


Outhouse | Ground Floor | First Floor



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