



An elegant Grade II listed house in sought-after location

Rose Cottage, High Street, Hindon, Salisbury, Wiltshire, SP3 6DP

Freehold

savills



Entrance Hall • Drawing Room • Dining Room • Kitchen/
Breakfast Room • Utility/Laundry Room • Cloakroom
• Cellar • Principal Bedroom with en suite Shower Room
and Dressing Room • Five further Bedrooms • Family
Bathroom • Garage • Outbuildings • Summer House
• Greenhouse

Description

Grade II listed and built in the mid 18th Century, Rose Cottage is a handsome stone house on desirable Hindon High Street. Set over three floors, it is now in need of some updating and refurbishment, but offers huge potential to create a particularly attractive family home.

From the hall, the drawing room has an open fire and two 12-pane sash windows in moulded stone architraves. The hall also offers access to the dining room, with a large bay window and window-seat which, in turn, opens through to the kitchen/breakfast room. The kitchen benefits from a range of fitted cupboards, with integrated double oven and hob, and has a half-glazed door onto the terrace. The adjacent utility/laundry room is a double-height space, with butlers sink, fitted cupboards, plumbing for a washing machine and a half-glazed door to the garden. Completing the ground floor is a cloakroom. There is also access, via stone steps, to a cellar.

Unusual dog-leg stairs, with carved, flat wooden balusters, lead up to the first floor. The principal bedroom has an en suite dressing room and shower room. There are three further bedrooms on this floor and a family bathroom. The landing has a small walk-in

washing-up/prep area, with sink and fitted shelving. The second floor offers two further bedrooms.

Outside

To one side of the property is a gravel driveway, with a garage and additional stone outbuilding with double doors. A paved terrace separates the house from the driveway and has an external ladder up to a former hay-loft. The part-walled garden is a combination of lawned areas, flower borders and a large vegetable garden, separated by box hedging. A summer house, positioned at the top of the garden, overlooks the cottage rooftops of the high street properties, to the countryside beyond.



Situation and Amenities

The sought-after village of Hindon, with its pretty High Street of period stone houses, sits in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. It has a primary school and a pre-school, two popular pubs, The Angel and The Lamb, and a community shop with post office.

Further amenities are to be found in nearby Tisbury, including trains to London Waterloo with a journey time of approximately 1hr 45 minutes.

The beautiful Cathedral city of Salisbury, approximately 16 miles to the east, offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

Racing is available at Salisbury Racecourse and Wincanton and golf at Rushmore, South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

The A303 provides access to the south west and London via the M3.

There is a wide selection of both state and private schools in the area, including Warminster, Dauntseys, Port Regis, Sandroyd, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

Directions - SP3 6DP

From Salisbury, take the A36 towards Warminster. At Wilton, take the A30 towards Shaftesbury. At Barford St Martin, take a right-hand turn on the sharp left-hand bend onto the B3089. Continue through Barford, Dinton, Teffont, Chilmark and Fonthill Bishop on the B3089, until you reach Hindon. Turn left into Hindon High Street at The Lamb pub and Rose Cottage will be found on the left-hand side.

Tenure

Freehold

Local Authority

Wiltshire Council - 0300 456 0100

Outgoings

The property is subject to Council Tax Band G

Fixtures And Fittings

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Services

Mains water, electricity and drainage. Oil fired central heating.

Viewing

Strictly by appointment with Savills.





Rose Cottage, High Street, Hindon, Salisbury, Wiltshire, SP3 6DP
Approximate Area 284.7 sq m / 3064 sq ft
Outbuilding 8.2 sq m / 88 sq ft
Garage 23 sq m / 247 sq ft
Total 315.9 sq m / 3399 sq ft
Including Limited Use Area (11 sq m / 118 sq ft)



savills

savills.co.uk

Matt Orchard
Savills Salisbury
01722 426820
salisbury@savills.com



For identification only. Not to scale. © 220503MO

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

