



## The Green, Dinton, Salisbury, Wiltshire, SP3 5EA

Guide price: £800,000

Three double bedrooms | Stunning views | Landscaped garden | Garage | Driveway | Roof terrace

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An exceptional three bedroom detached home in the Cranbourne Chase Area of Outstanding Natural Beauty within the popular Nadder Valley village of Dinton.

The accommodation was completed in January 2023 and is finished to a particularly high specification. It has been well laid out to create a contemporary, comfortable and stylish family home with ample living space.

The kitchen/dining room is the perfect area for entertaining, an airy and spacious open plan room with hand built units, breakfast bar and dual aspect windows. The living room is cosy and inviting, with a beautiful log burning stove and large glass bi-folding doors overlooking the garden and providing plenty of natural light. A handy utility room is accessed from the kitchen, which also leads into a downstairs cloakroom and gives access to the integral garage. A study completes the downstairs accommodation and provides the ideal space for home working.





On the first floor are three spacious double bedrooms with custom built wardrobes. The master benefits from an ensuite shower room while a particularly well appointed family bathroom with separate bath and shower services the other two bedrooms. An unusual and spectacular feature of this home is the roof terrace. Accessed via double glass doors from the master bedroom, it has fantastic views over the surrounding countryside and would be an idyllic spot for a morning cup of coffee or a nightcap.

To the front of the property is a large brick paved driveway with ample parking, a garage and a paved area leading to the front door.

To the side and rear of the property is an enclosed private garden, with a lovely patio area, perfect for alfresco dining. A well thought out vegetable garden is off to one side, with raised beds, low maintenance planted borders, a perennial gravel garden, shed and summerhouse. The garden was constructed by local garden designer Alex Graham, who in 2019 was part of the Sparsholt, Chelsea Flower Show gold medal winning team.

To the rear of the property there are beautiful unspoiled views across National Trust owned organic grass meadows and the Cranbourne Chase AONB.





The vibrant semi-rural village of Dinton lies 9 miles to the west of Salisbury on the chalk downs which divide the valleys of the Nadder and Wylye. There are several National Trust properties in the village, including Philipps House, a Georgian stately home with around 350 acres of parkland that is open free to Dinton residents. Extensive country walking can be found in the area, including several routes directly from the property.

The village also boasts a large recreation ground hosting thriving sports teams, a village hall, two well regarded pubs, a community cafe and a primary school. Local groups and societies complete this vibrant village community.

For the commuter, Tisbury railway station provides a service to London Waterloo. The A303 is a short drive away, and buses run to and from Wilton and Salisbury several times a day.



# Hindon Road, SP3

Approximate Area = 1806 sq ft / 167.8 sq m

Outbuildings = 115 sq ft / 10.7 sq m

Garage = 232 sq ft / 21.6 sq m

Total = 2153 sq ft / 200 sq m

For identification only - Not to scale

