



New Home, 3 Fairview Hindon Road, Dinton, Salisbury, Wiltshire, SP3

£699,950 Freehold

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**A rare opportunity to purchase a brand new detached house set in a popular village location and finished to a very high specification.**

### **Directions**

From Salisbury take the A36 Wilton Road. At the mini-roundabout turn left and proceed through Wilton. Continue on the Shaftesbury Road and continue into Barford St Martin. As the road bears left take the right hand turning onto the B3089 signposted to Dinton. Proceed into Dinton and the houses will be seen on the left hand side just before the school.

### **Description**

A rare opportunity to purchase a brand new detached house with double garage in a popular village, close to the local school, recreation ground and village pub. Built to a high specification including stone elevations with brick detailing under a tiled roof, air source heat pump for central heating, double glazed windows with bi-fold doors to the garden, tiled and carpeted flooring, wood-burning stove, tarmacadam driveway, Indian sandstone patio and turfed lawn. Further benefits will include a fully fitted kitchen, appliances and American-style fridge/freezer, electric garage doors and Cat 5 network cabling. Full specification is available on request. Ready for immediate occupation!

### **Location**

Dinton is a popular Nadder Valley village situated in the Cranborne Chase area of Outstanding Natural Beauty, about 9 miles west of Salisbury. Close by is Phillips House with its parkland owned by the Natural Trust and open to all. Numerous pubs and coffee venues are nearby including the Wyndham Arms in Dinton, the River Barn in Fonthill Bishop, the Beckford Arms in Fonthill Gifford, Pyt House at New Town and Beatons in Tisbury. The A303/M3 is 5 miles north of Wylde offering access to the west country and London. There are mainline train stations to Waterloo at Tisbury and Salisbury, whilst the market town of Wilton is some 5 miles away.

### **Property Specifics**

The accommodation will be arranged as follows, all measurements being approximate:

#### **Entrance hall**

#### **Downstairs cloakroom**

**Play room 10'9" x 10'2" (3.3m x 3.1m)**

**Sitting room 17'0" x 13'1" (5.2m x 4m)**

**Kitchen/dining/living room 30'10" x 13'5" (9.4m x 4.1m)**

#### **Utility room**

**Bedroom one 16'8" x 13'1" (5.1m x 4m)**

#### **En-suite shower room**

**Bedroom one 16'8" x 13'1" (5.1m x 4m)**

#### **En-suite shower room**

**Bedroom two 13'9" x 13'1" (4.2m x 4m)**

**Bedroom three 11'9" x 11'1" (3.6m x 3.4m)**

**Bedroom four 10'2" x 8'10" (3.1m x 2.7m)**

#### **Family bathroom**

#### **Outside**

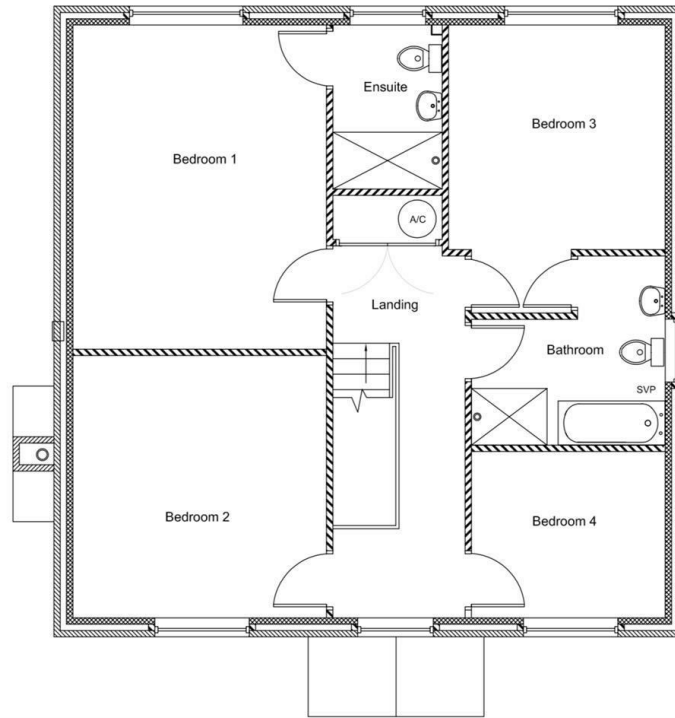
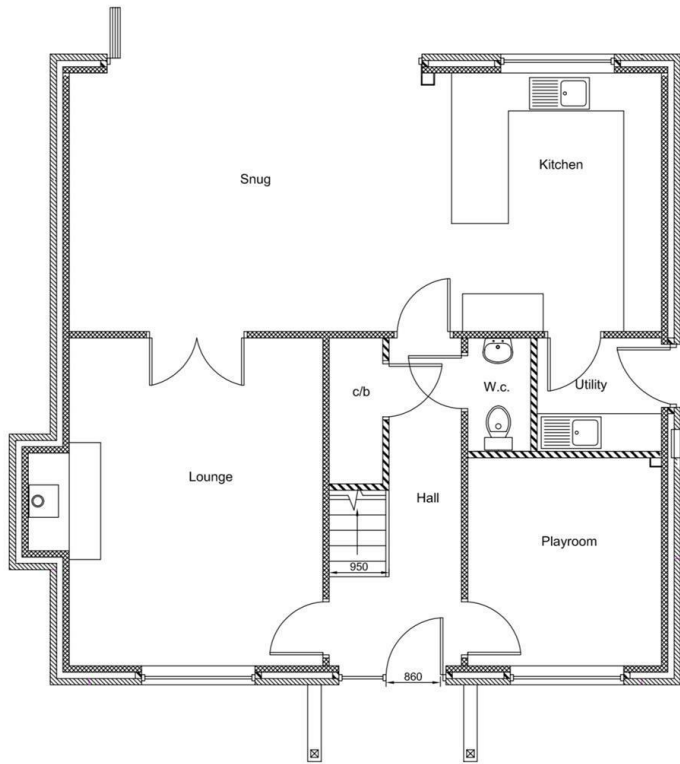
Double garage, parking and garden. Side pedestrian access leads to the rear garden with a full width Indian sandstone terrace and passageways, the rest laid to lawn with close board fencing to sides. Facing west.

#### **Services**

Mains water, electricity and drainage will be connected. Air source heat pump for heating and hot water.

#### **Agent's note**

Some of the photographs are for illustrative purposes only. The floorplan is for a neighbouring house and is reversed for number 3.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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