



Hindon Lane, Tisbury
Salisbury, Wiltshire, SP3

HAMPTONS
INTERNATIONAL

Beyond your expectations

A delightful four bedroom bungalow in forever popular Tisbury

Entrance Hall | Kitchen | Sitting Room/Dining Room | Conservatory | Utility Room | Four Bedrooms | Two Bathrooms | Gardens | Double Garage

Guide Price £425,000 Freehold

Description

Coombe Warren presents a superb opportunity to purchase a detached four bedroom split level chalet style bungalow offering spacious and adaptable living accommodation. Situated on Hindon Lane, the property enjoys a semi-rural location with generous gardens and glorious countryside views. The wonderful accommodation amounts to just over 2000 square feet and comprises a sizeable 'L' shaped dual aspect sitting room/dining room with feature stone fireplace, kitchen, conservatory with French doors leading to the garden, useful utility room, four sizeable bedrooms and two family bathrooms.

This house offers impressive scope for extension and modernisation throughout and we highly recommend a viewing at your earliest convenience.

Outside

The property sits within the centre of its plot and is accessed via a sweeping driveway with ample parking for several vehicles and a double garage to the left. Both the front and rear gardens are flanked by mature hedging and trees which provide a degree of privacy. An array of flora and shrubs add a touch of colour and character to the front garden. To the rear there is a paved area perfect for al-fresco entertaining whilst enjoying views across the garden. Adjacent to the paved area is a large area of lawn decorated with floral beds and shrubs with a garden shed sitting to the rear. In all the property sits in a plot of 0.31 of an acre.

Location

Coombe Warren is located in the highly sought after village of Tisbury and is within walking distance of an array of local amenities such as shops, doctors' surgery, leisure centre, schools, library, churches and inns, including the regionally renowned Beckford Arms as well as a mainline railway station with services to London (Waterloo) and the West Country. More comprehensive facilities can be found at the historic cathedral city of Salisbury and the hill top market town of Shaftesbury whilst there are excellent road links via the A30 and A303 to the other major centres in the area, London and the motorway network. Tisbury is surrounded by the beautiful downland of the West Wiltshire Downs, an Area of Outstanding Natural Beauty and ideal for rural pursuits such as walking, riding and cycling. Tisbury is also well placed for access to all the well known local private and state schools.



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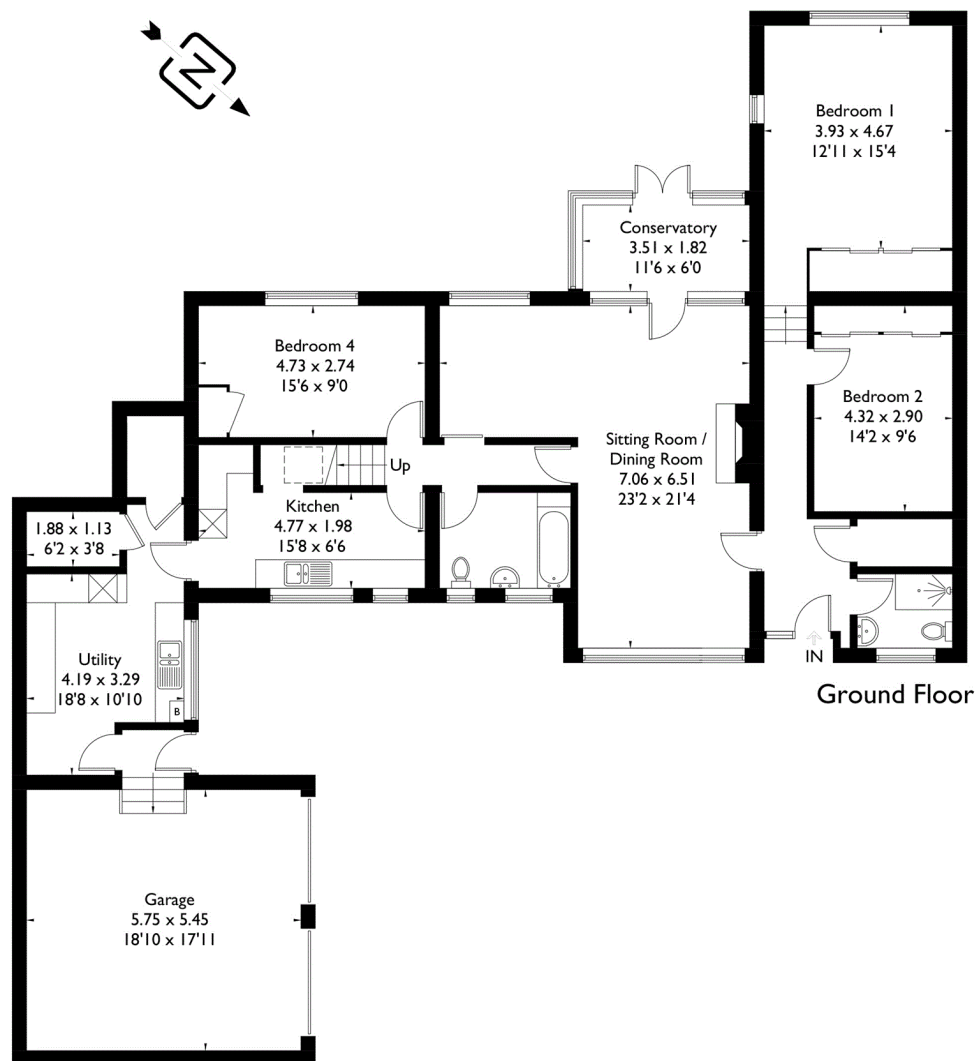
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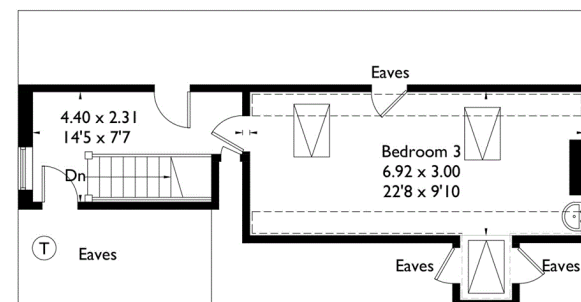
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	38
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Hindon Lane, Tisbury, Salisbury

Approximate Gross Internal Area
220.4 sq m / 2372 sq ft
(Includes Garage & Excludes Eaves)

 = Reduced headroom below 1.5m / 5'0



Floorplanz © 2016
0845 6344080 Ref: 171709

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

