



*For Sale*

*In*

*Dinton*



**Gardeners Cottage, Snow Hill, Dinton**

A character village cottage with original features, inglenook fireplace, beams and 3 bedrooms. The south facing garden is well stocked and the cottage is situated an area of Outstanding Natural Beauty in the Nadder Valley.



Gardeners Cottage is a delightful village home of great charm and character. Occupying a wide plot, with a pleasant south facing garden of good size, the cottage is set on a quiet lane on the edge of the village.

The accommodation is well proportioned and, with most of the rooms being double aspect and overlooking the garden, the cottage is beautifully light and airy. Many period features remain, including exposed beams, fireplaces and pretty cottage windows with wide sills.

The particularly charming Sitting Room has casement doors opening to the garden and with an impressive inglenook including the original bread oven, it forms a warm and inviting space to relax or entertain. The separate Dining Room also features a large fireplace recess, built into it is a baking oven with a cast iron door, (both currently not in use) and leads on to the fitted Kitchen which includes a comprehensive range of units, has a quarry tiled floor, is of good size and well planned for ease of use. There is potential space to build extra rooms over the flat roof extension, subject to the necessary Planning Consents. The double bedroom on the ground floor has the benefit of a recently fitted shower room and the space could easily be used as a separate annexe if required, being ideal for a dependent relative or independent teenager. On the first floor the Master Bedroom is of extremely good size, has built in cupboards and enjoys lovely views over the garden and beyond the village to the countryside. Bedroom Two is also a double and has two built in cupboards and there is a large family Bathroom.

#### GARDEN AND GROUNDS

Gates open to a wide hard-standing for cars and leads to the detached Single Garage which has an attached covered area providing additional parking, with trellis supporting a lovely Wisteria. The Gardens are private and easily maintained, being mainly laid to lawn interspersed by fruit trees and shrub borders, bounded by mature clipped hedging. Banks of peonies edge the pathway to the cottage with raised flower borders, leading to a secluded seating area surrounded by roses, vines and other climbing plants, to form the perfect spot to dine al fresco. There are two garden sheds and a greenhouse.

Property marketed by Humberts, Salisbury

Price Guide £460,000

**SOLD**

